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

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
DECEMBER 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 November 13, 2019

2. Adoption of the 2020 Planning Commission Meeting Schedule

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.)*

3. Architecture and Site Application S-17-047. Project Location: **16 Chestnut Avenue**. Property Owner: Kim Roper. Applicant/Appellant: Bess Wiersema, Studio 3 Design. Project Planner: Erin Walters.
   Consider an appeal of a Development Review Committee decision approving a request for demolition of an existing pre-1941 single-family residence and construction of a new single-family residence on property zoned R-1:12. APN 510-40-012. *Continued from July 10, 2019 and October 9, 2019*

4. Architecture and Site Application S-19-008 and Subdivision Application M-19-002. Project Location: **16940 Roberts Road.** Property Owner/Applicant: Josephine Chang. Project Planner: Ryan Safty.

   Requesting approval for demolition of an existing single-family residence, construction of three condominium units that will exceed the floor area ratio standards, and site improvements requiring a grading permit on property zoned RM:5-12. APN 529-18-053.

5. Architecture and Site Application S-19-012. Project Location: **15925 Quail Hill Drive**. Applicant: Tom Sloan. Property Owner: John and Allison Diep. Project Planner: Jennifer Armer.
   Requesting approval for demolition of an existing single-family residence and detached accessory dwelling unit, and construction of a two-story single-family residence on property zoned HR-1. APN 527-02-007.

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.

DRAFT
MINUTES OF THE PLANNING COMMISSION MEETING
NOVEMBER 13, 2019

The Planning Commission of the Town of Los Gatos conducted a Regular Meeting on Wednesday, November 13, 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 Hanssen

PLEDGE OF ALLEGIANCE
Chair Hudes 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** – October 9, 2019

2. **26 Alpine Avenue**
   Architecture and Site Application S-19-042
   APN 529-37-042
   Applicant: Tom Sloan
   Property Owner: DMJ Home Solutions LLC
   Project Planner: Jocelyn Shoopman

   Requesting approval of a time extension of an Architecture and Site approval for construction of a new single-family residence and removal of a large protected tree on vacant property zoned R-1:20. APN 529-37-042.

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

VOTE: **Motion passed unanimously.**

PUBLIC HEARINGS

3. **300 Marchmont Drive**
   Conditional Use Permit Application U-12-002
   APNs 532-10-01 and 532-11-011
   Applicant: Mark Silver
   Property Owner: Hillbrook School
   Project Planner: Jocelyn Shoopman

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

Jocelyn Shoopman, Associate Planner, presented the staff report.

Opened Public Comment.

Mark Silver, Hillbrook Head of School
- They are proud that over the past five years Hillbrook has met their CUP requirements, particularly regarding traffic, and are grateful they have been able to work with the Town to make that happen.

Chuck Hammers, Hillbrook Chairman of the Board
- They have 70 more students than they did five years ago and the school is thriving, and their average car count of daily trips has been reduced by 172 trips. They are proud that they have added students while taking cars off the road.

Nancy Derham
- She lives on Wollin Way next to the Hillbrook gate. The neighborhood is very pleased that the Hillbrook bus program is working out well, but it seems like the construction, while it has not been very disruptive to the neighborhood, has been going on a long time.

Mark Silver
- They hope the construction will be complete around mid-February 2020. Last year's rain delayed it, but they are back on track.

Closed Public Comment.

Commissioners discussed the matter.

MOTION: **Motion** by **Commissioner Badame** to accept the report regarding the annual review of a Conditional Use Permit for 300 Marchmont Drive. **Seconded** by **Commissioner Burch.**

VOTE: **Motion passed unanimously.**

4. 15960 Rose Avenue

Minor Residential Development Application MR-19-011
APN 410-19-018
Appellant: Manoochehr Kadkhodayan
Applicant: De Mattei Construction
Property Owner: David Doctorow and Sarah Munson
Project Planner: Ryan Safty

Consider an appeal of a Community Development Director decision approving a request for construction of a detached garage exceeding 450 square feet on property zoned R-1:8.

Ryan Safty, Associate Planner, presented the staff report.

Opened Public Comment.

Manoochehr Kadkhodayan, Appellant

- He lives to the right of the subject site with his home five feet from the property line. When he looked at the plans for the project he discovered there is a dormer that looks into his yard and there is an encroachment into his driveway. However, in 1993 there was an issue about the property line and at that time there was a quit claim from the applicant's property to his property.

Shawn Clevenger, Applicant

- The driveway encroachment has been removed from the plans. The approach of the driveway will remain as it currently exists. The dormer is to provide storage space, but they are willing to opaque the window or even omit it from the plans. The question of a 30-foot setback of a hillside easement has been found in the community records to be outside the property line.

Manoochehr Kadkhodayan, Appellant

- There is an issue about the dormer because the roof pitch is only 5:1. Now he has heard the applicant is changing the asphalt shingles that matches the house to a steel standing seam roof that he would not want to look at. With respect to the 30-foot easement, the deeds he has checked say the easement is on the other side of the property.

Closed Public Comment.

MOTION: **Motion** by **Commissioner Badame** to deny the appeal of a Minor Residential Application for 15960 Rose Avenue and uphold the decision of the Community Development Director and add a condition of approval

that the glass in the attic dormer facing south be obscured. **Seconded** by **Commissioner Tavana.**

VOTE: **Motion passed unanimously.**

5. **<u>25 W. Main Street</u>**
   Architecture and Site Application S-19-005
   Conditional Use Permit Application U-19-001
   Variance Application V-19-002
   Applicant: Gordon Wong
   Property Owner: Steven and Mary Leonardis
   Project Planner: Erin Walters

   Requesting approval for construction of an addition to a contributing building in the Downtown Historic Commercial District, including variances for maximum floor area and driveway length for a multi-family use in a mixed-use project on property zoned C-2:LHP.

Commissioner O'Donnell indicated that he would recuse himself from participating in the public hearing for 25 W. Main Street, as he lives within 1,000 feet of the subject site.

Erin Walters, Associate Planner, presented the staff report.

Opened Public Comment.

Gordon Wong, Applicant

- They are improving one commercial unit and have three residential units, two of which would be affordable housing. They seek to improve the accessibility of the commercial unit by moving the door, enclosing the trash area, and making units barrier-free. All housing units have parking garages. They worked with the HPC to determine the historical significance of the building. They have utilized double hung windows and wood siding, matched the roof pitch, and designed the façade to match the original street façade design for the commercial unit.

Kevin Yu, Designer

- They would add a 10-foot wide sidewalk street dedication to the public right of way on W. Main Street, a new curb and gutter on Park Avenue, and 405 square feet of common open space for the three residential units. The commercial space would contain an ADA compliant bathroom and an enclosed trash area. They request an exception to reduce the parking spaces from the required 12 to 10 spaces: three for the onsite garage and seven for additional parking in the Parking Assessment District.

Ken Anderson, Traffic Consultant

- The project requires a variance for driveway length. They discovered that because of the width of parking and the size of the driveways that full size vehicles would have trouble backing in and out, and it was rectified by widening the garage door.

Shari Flick

- She owns the property next door to the subject site. Water from the project's downspouts and trench drains are supposed to drain into the soil, but the soil is clay so the water will not percolate down but instead will run onto her driveway and push her drainage system beyond capacity. There is no plan for the water coming off the back-sloped roof which would flood her property. The plans do not include the proposed retaining wall, but it would add 10 feet to the elevation on the plans; the building would be 33 feet high. Building the new retaining wall so close to her own retaining wall would likely require replacing her drainage system.

Karen Delaney

- She asked why the traffic consultant's report was not included in the public packet. The summaries and diagram provided by the Planning Department assume that cars back out, but the traffic consultant's report recommends cars backing in. Is there no required report regarding how many vehicles, pedestrians, and cyclists would be impacted by the two-point turns while backing in and out. She requested the project be denied.

Gordon Wong

- Regarding the drainage system, their civil engineer has experience doing projects on steep grades. They are happy to work with the neighbor to explain how they plan to do the retaining wall and ensure the water goes in the correct direction. Their soils report suggests grade beams and piers in the appropriate areas to ensure there is full stability of the site. They are matching the height of the existing building and only going one foot taller in the back. Their client was hoping because of the pedestrian-friendly location that the affordable housing unit tenants would be able to use public transportation.

Ken Anderson

- The backing up two-point turn maneuver deals with the original plan that had an 8-foot garage opening, but the wider door eliminates that issue. With respect to conflict with pedestrians and other traffic, the normal mathematics for a single-family residence like this would be one car an hour accessing each door, which is rather minimal.

Closed Public Comment.

Commissioners discussed the matter.

MOTION: **Motion** by **Commissioner Burch** to approve an Architecture and Site Application, Variance Application, and Conditional Use Permit for 25 W. Main Street. **Seconded** by **Commissioner Janoff.**

VOTE: **Motion passed unanimously.**

Commissioner O'Donnell returned to the meeting.

6. **15921 Linda Avenue**
   Architecture and Site Application S-19-017
   APN 523-25-022
   Applicant: Daryl V. Harris
   Property Owner: Firouz Behnamfar
   Project Planner: Sean Mullin

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

Sean Mullin, Associate Planner, presented the staff report.

Opened Public Comment.

Firouz Behnamfar, Owner
- They met with their neighbors and they all supported their plans, including the reduced setbacks. Their front elevation with reduced setbacks is consistent with the neighborhood given that they are the narrowest lot on Linda Avenue and it is a single-story house. An 8-foot setback would make the garage the prominent factor of the front elevation, which the Town's consulting architect advised against. They are actually increasing the current setbacks of 3.6 feet to five feet.

Daryl Harris
- The area surrounding the subject site is unincorporated and allows five-foot setbacks. Having a five-foot setback would allow them to have a width that would be standard on a conforming lot in this zone, providing compatibility with other homes in this zone.

Closed Public Comment.

Commissioners discussed the matter.

MOTION: **Motion** by **Commissioner O'Donnell** to approve an Architecture and Site Application for 15921 Linda Avenue. **Seconded** by **Commissioner Badame.**

VOTE: **Motion passed unanimously.**

OTHER BUSINESS

7. **66 E. Main Street**
   Conditional Use Permit Application U-19-010
   APN 529-29-049
   Applicant: Alex Anderson
   Property Owner: Jane Thomas Living Trust
   Project Planner: Jennifer Armer

   Three-month status report on a Conditional Use Permit for a non-formula private sports recreation club offering group classes and facilities for private fitness workout on property zoned C-2.

Commissioner O'Donnell indicated that he would recuse himself from participating in the public hearing for 66 E. Main Street and exit the meeting, as he lives within 1,000 feet of the subject site.

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

The Planning Commission accepted the three-month status report.

REPORT FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

Joel Paulson, Director of Community Development

- At its November 5th meeting the Town Council:
  - Reappointed Chair Hudes as a planning commissioner, appointed Jeffrey Barnett to the Planning Commission, and appointed Steve Raspe to the Historic Preservation Committee. A vacancy on the General Plan Committee was left unfilled.
  - Adopted a resolution continuing the streamlining efforts until code amendments are done. Those code amendments will come before the Planning Commission for recommendation to Council.
  - Discussed potential adoption of building and fire codes with local amendments and continued the item.
  - Approved the General Plan Amendment relating to Highway 17.

- Approved the Hillside Development Standards and Guidelines modifications using the Town Council Policy Committee version in which non-visible homes in the hillsides that meet the FAR could be approved by the Development Review Committee.
- Introduced the demolition modifications that the Planning Commission had reviewed.

SUBCOMMITTEE REPORTS/COMMISSION MATTERS

Conceptual Development Advisory Committee
Commissioner Badame

- The CDC met on November 13, 2019 and considered one item:
  - 16492 Los Gatos Boulevard

Historic Preservation Committee
Chair Hudes

- The HPC met on October 23, 2019 and considered three items:
  - 16195 George Street
  - 10 Charles Street
  - 50 University Avenue
- The HPC met on November 13, 2019 and considered two items:
  - 225 Wilder Avenue
  - 29 Broadway

Commission Matters
None.

ADJOURNMENT
The meeting adjourned at 9:28 p.m.

This is to certify that the foregoing is a true
and correct copy of the minutes of the
November 13, 2019 meeting as approved by the
Planning Commission.

_____
Vicki Blandin

DRAFT
PLANNING COMMISSION 2020 MEETING SCHEDULE

January	**8**
January	**22**
February	**12**
February	**26**
March	**11**
March	**25**
April	**8**
April	**22**
May	**13**
May	**27**
June	**10**
June	**24**
July	**8**
July	**22**
August	**12**
August	**26**
September	**9**
September	**23**
October	**14**
October	**28**
November	**11**
December	**9**

DATE: December 6, 2019

TO: Planning Commission

FROM: Joel Paulson, Community Development Director

SUBJECT: Architecture and Site Application S-17-047. Project Location: **16 Chestnut Avenue**. Property Owner: Kim Roper. Applicant/Appellant: Bess Wiersema, Studio 3 Design. Project Planner: Erin Walters.
Consider an appeal of a Development Review Committee decision approving a request for demolition of an existing pre-1941 single-family residence and construction of a new single-family residence on property zoned R-1:12. APN 510-40-012.

BACKGROUND:

The Planning Commission considered this appeal on July 10, 2019 and continued the matter to October 9, 2019 with direction to the applicant to provide a study showing substantial evidence of the reasonableness of maintaining the existing driveway location and design.

On October 9, 2019, the Planning Commission continued the application to December 11, 2019 as the appellant and staff requested additional time for the preparation and review of additional materials.

DISCUSSION:

In response to the direction received from the Planning Commission at the July 10, 2019 meeting, the Town's traffic consultant, TJKM, prepared a driveway analysis to investigate allowing the existing driveway to remain (Exhibit 22).

Driveway Analysis - Parks and Public Works Engineering

In order to analyze the driveway entrance and the intersection of Chestnut and Hernandez Avenues, TJKM conducted traffic counts, and also reviewed accident history, the intersection configuration, and general design guidelines for the placement of driveway locations. In their

PREPARED BY: Erin Walters
Associate Planner

Reviewed by: Planning Manager, Community Development Director, Town Engineer and Town Attorney

DISCUSSION (continued):

report, TJKM ultimately concluded that either following the Town's Engineering Design Standards, with locating the driveway both a minimum of 50 feet from the intersection corner and at a 90-degree angle, or allowing the existing driveway to remain, with vehicles entering and exiting diagonally at the intersection, will not create an unsafe condition. TJKM provides an option for allowing the driveway to remain at its existing location based on the safety record of the intersection, the current low traffic volumes in the area, the low pedestrian and bicycle traffic, and the existing all-way stop sign control at the intersection.

Although the TJKM study concluded that it is safe to allow the existing driveway to remain at its present location, the study did not adequately address the potential impact that placing a driveway within an intersection may cause, such as increasing the points of conflict for pedestrians and crossing vehicles as well as occupying an intersection corner where pedestrians would typically wait before crossing an intersection. Because the study was not able to address these issues of primary intersection functions, and also did not suggest that the Engineering Design Standard is not appropriate for this location, Parks and Public Works (PPW) staff recommends that the Engineering Design Standards be applied and required, as is typically required for new construction, and, as a result, the driveway be placed both a minimum of 50 feet from the intersection and aligned in a perpendicular orientation to the adjacent road. This recommendation follows Town policy to improve existing conditions to meet current standards when new construction is proposed, and PPW staff believes meeting the Engineering Design Standard would allow for better visibility and sight distance when exiting the driveway than if the driveway entrance were to remain part of the existing intersection. The function of an intersection is to serve as a crossing point for vehicles, bicycles, and pedestrians. PPW staff believes following the Town's Engineering Design Standards would provide a safer design than allowing vehicles to enter and exit the driveway diagonally at the existing roadway intersection.

Construction of a new driveway with these conditions, a minimum of 50 feet from the intersection corner and at a 90-degree angle, follows best practices and is consistent with the general traffic safety design guideline of placing driveways outside of functioning intersections. PPW staff believes following the Town's Engineering Design Standards would provide a safer design than allowing vehicles to enter and exit the driveway diagonally at the existing roadway intersection.

Additional information is located in the PPW Project Information Sheet that was previously provided as part of the July 10, 2019 Staff Report (Exhibit 19).

Legal Analysis - Town Attorney

On July 10, 2019, the Planning Commission continued this matter with direction to the appellant to provide a study showing substantial evidence of the reasonableness of maintaining the existing driveway location and design. In response, the appellant hired and paid for the

DISCUSSION (continued):

Town's traffic consultant, TJKM, to prepare a study to determine whether it would be safe to allow the existing driveway to remain at its current location. The primary purpose for the study was to ensure that the Town could invoke a statutory immunity known as "design immunity," and therefore, not be liable for injuries caused by a dangerous condition of public property.

The TJKM study concludes the following;

> "Given the good traffic safety record of the intersection, the relative low traffic volumes in the area, the very low pedestrian and bicycle traffic and, most importantly, the current all way stop sign installation at the intersection, TJKM is of the opinion that the current driveway layout is acceptable…. TJKM recommends that the Town allow the proposed driveway design, essentially continuing the current situation."

The TJKM study provides substantial evidence of the reasonableness of the current driveway design. Therefore, the Planning Commission can now make the required findings to approve the appellant's current driveway design and provides the Town with protection to invoke "design immunity" if an accident occurs.

PUBLIC COMMENTS:

At the time of this report's preparation, the Town has not received any additional public comment.

CONCLUSION:

A. Summary

The applicant responded to the Planning Commission's direction by providing substantial evidence of the reasonableness of the proposed driveway location and design in the TJKM study. PPW Engineering staff recommends that the Engineering Design Standards be followed, and the driveway be placed both a minimum of 50 feet from the intersection and perpendicular to the adjacent road. Alternatively, the Planning Commission may consider making the findings to grant the appeal and allow the existing driveway approach to remain. If this alternative is implemented, findings with substantial evidence shall be entered into the record.

CONCLUSION (continued):

B. Recommendation

Staff recommends that the Planning Commission take the following actions to deny the appeal, uphold the decision of the DRC, and approve the Architecture and Site application:

1. Find that the proposed project is categorically exempt pursuant to the adopted Guidelines for the implementation of the California Environmental Quality Act, Section 15303: New Construction or Conversion of Small Structures (Exhibit 2);
2. Make the required findings as required by Section 29.10.09030(e) of the Town Code for the demolition of a single-family residence (Exhibit 2);
3. Make the finding required by the Town's Residential Design Guidelines that the project complies with the Residential 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
5. Approve Architecture and Site Application S-17-047 with the conditions contained in Exhibit 3 and development plans attached as Exhibit 20.

C. Alternatives

Alternatively, the Commission can:

1. Continue the matter to a date certain with specific direction;
2. Deny the appeal and approve the application with additional and/or modified conditions;
3. Grant the appeal and allow the existing driveway approach to remain. If this alternative is implemented, findings with substantial evidence can be made by relying on the TJKM report and shall be entered into the record; or
4. Deny the Architecture and Site application.

EXHIBITS:

Previously received with the July 10, 2019 Staff Report:

1. Location Map
2. Required Findings and Considerations (one page)
3. Recommended Conditions of Approval (13 pages)
4. Applicant's Scope of Work and Letter of Justification, received December 19, 2019 (14 pages)
5. Project Data Sheet, received April 10, 2019 (two pages)
6. June 27, 2018 Historic Preservation Committee Meeting Minutes (five pages)
7. Consulting Architect Report, received March 12, 2018 (four pages)
8. Applicant's Arborist Report regarding Live Oak (Tree #6), received February 12, 2019 (13 pages)
9. Applicant's Arborist Report, received February 12, 2019 (25 pages)
10. Town's Consulting Arborist Peer Review, received March 7, 2019 (five pages)
11. Applicant's Arborist Response Letter, received April 10, 2019 (three pages)
12. Town's Consulting Arborist Peer Review Letter, received May 1, 2019 (one page)
13. Town Prepared Site Diagram Overlay (one page)
14. May 21, 2019 Development Review Committee meeting minutes (two pages)
15. Letters of Support from Neighbors, received December 19, 2018 and June 28, 2019 (seven pages)
16. Appellant's Letter, received May 31, 2019 (two pages)
17. Applicant's Supplemental Letter and Exhibits, received June 28, 2019 (22 pages)
18. Neighborhood Petition of Support, received June 28, 2019 (seven pages)
19. Project Information Sheet provided by the Parks and Public Works Department, received July 1, 2019 (three pages)
20. Development Plans received April 10, 2019 (27 pages)

Received with the October 9, 2019 Staff Report:

21. Appellant's request to continue, received September 10, 2019 (one page)

Received with this Staff Report:

22. TJKM study, received November 4, 2019 (21 pages)

TECHNICAL MEMORANDUM

Date: November 4, 2019

To: Jessy Pu, Town of Los Gatos

From: Chris D. Kinzel, P.E.
Vice President

Subject: ***16 Chestnut Driveway Analysis***

TJKM has been retained to conduct an analysis of the residential driveway serving the single family residence and guest house located at 16 Chestnut Avenue at its intersection with Hernandez Avenue. The resident has requested approval to demolish the existing home constructed in 1910 and replace it with a new home at about the same location on the 17,000 square foot lot. The resident proposes to retain the existing driveway, which enters the intersection of Chestnut Avenue and Hernandez Avenue diagonally. The intersection is a T-shaped intersection in which Chestnut Avenue tees into Hernandez Avenue. The intersection is controlled with stop signs on all three approaches. The driveway that enters the intersection is 12 feet wide, both existing and proposed.

The Town objects to the retention of the driveway entering the intersection since Town of Los Gatos Street Design Standard 2.21 requires a distance of at least 50 feet between an intersection and the nearest driveway. From a practical standpoint this would require the driveway to be relocated about 50 feet from the intersection onto Chestnut Avenue. The Town also raised the issue of pedestrian safety related to a driveway entering directly into an intersection. It is further noted that Town standards require a minimum driveway width of 14 feet and an angle of intersection as close to 90 degrees as possible but no less than 75 degrees. At 16 Chestnut Avenue the proposed driveway is 12 feet wide and the angle of intersection with both streets is only about 30 degrees. This is because on the north side, the angle of intersection of Chestnut Avenue and Hernandez Avenue is approximately 60 degrees and the existing driveway approximately equally bisects the angle of the intersection. The resident has requested that the Town obtain this traffic study to investigate where the driveway should be placed.

Existing Conditions

Previous collision history: Based on a review of the Statewide Integrated Traffic Records System (SWITRS), TJKM found that there have been no reported traffic collisions at this intersection in the past five years. The nearest collision was a DUI on Wissahickon Avenue, 270 feet south of Hernandez Avenue, in 2017.

PLEASANTON ♦ SAN JOSE ♦ SANTA ROSA ♦ SACRAMENTO ♦ FRESNO
Corporate Office: 4305 Hacienda Drive, Suite 550, Pleasanton, CA 94588
Phone: 925.463.0611 Fax: 925.463.3690 www.TJKM.com
DBE #40772 ♦ SBE #38780

Traffic Counts: TJKM conducted peak hour turning movement counts at this intersection on October 15, 2019 from 7 to 9 a.m. and 4 to 6 p.m. The counts, along with level of service (LOS) calculations, are included in Appendix A. Based on these counts, TJKM estimates the following daily traffic counts: Hernandez east of Chestnut – 945 vehicles per day (vpd), Hernandez west of Chestnut – 720 vpd, Chestnut south of Hernandez – 475 vehicles per day. During both peak hours, the intersection operates at LOS A.

During the a.m. peak hour there were five pedestrians and two bicyclists using the intersection; in the p.m. peak hour there were two pedestrians and two bicyclists using the intersection.

Roadway and Intersection Characteristics: The roadway characteristics near 16 Chestnut Avenue are similar to those of the immediate neighborhood – there are no continuous curbs, sidewalks or other walkways. Some properties have a clear shoulder area along their frontage that is suitable for pedestrians, however these areas are also suitable for parallel parked vehicles and are primarily used for that purpose. In some cases, adjacent properties have no walking or parking areas due to vegetation growing to the edge of pavement.

Chestnut Avenue has a prevailing pavement width of about 24 feet, Hernandez to the east has about 30 to 36 feet of pavement width, and Hernandez to the west has as little as 18 feet of pavement in some areas.

Aside from the driveway in question there are a number of driveways in or near the intersection that are less than 50 feet from intersection. There are two driveways on the north side of Hernandez Avenue, one driveway on the south side of Hernandez Avenue, and one driveway on the east side of Chestnut Avenue. The two driveways on the north side of Hernandez Avenue permit motorists to enter the street in a forward direction while the other two driveways require motorists to enter the street in a backing motion.

For the driveway in question, the home that is being reconstructed will increase from 2,573 square feet to 3,729 square feet. An existing 822 square foot guest house will not change and also takes access from the single driveway serving the site. The existing home has a circular driveway that wraps around a 60 inch diameter oak tree. The circular driveway allows motorists to enter and exit the driveway in a forward direction. The current facility has no garage; the new home will have a three-car garage that is positioned to allow movements to and from the garage from the circular driveway. Motorists will continue to be able to enter and exit the site in a forward motion with no backing into the street required. In addition to the three car garage, there appears to be on-site parking for four additional vehicles.

The photos on the following pages illustrate roadway and driveway conditions at and near 16 Chestnut Avenue.

Photo 1 – This shows the existing driveway at 16 Chestnut. The house is in the rear. Two pillars define the driveway; 12 feet of pavement is available.

Photo 2: The same driveway looking from the inside of the property to the intersection. In the distance is the eastern section of Hernandez Avenue.

Photo 3: This is the approximate location of the driveway if it were placed about 50 feet from the intersection on the west side of Chestnut Avenue.

Photo 4: Looking south on Chestnut Avenue from the approximate location of the driveway if located 50 feet south of the intersection.

Photo 5: Looking north on Chestnut Avenue with 16 Chestnut located to the left. The gap in vegetation shows the approximate location of a driveway located 50 south of the intersection.

Photo 6: Looking west on Hernandez. The 16 Chestnut location is on the far left. The pickup is near a driveway in the intersection; a second driveway is in mid-photo opposite the painted STOP marking.

Photo 7: Looking north on Hernandez. The 16 Chestnut access is located on the right side of the photo. Driveway on left near fire hydrant requires backing into the street.

Photo 8: Looking east on Hernandez toward intersection. The vehicle on the right is parked near the guest house of 16 Chestnut.

Photo 9: Looking east on Hernandez toward intersection. 16 Chestnut is on the right; the driveway is between the two bushes on the right.

Photo 10: Looking north on Chestnut. The driveway is directly across the street from 16 Chestnut. This requires backing into the street.

Photo 11: Looking north-west on Chestnut. The Pillar shown is for the 16 Chestnut driveway.

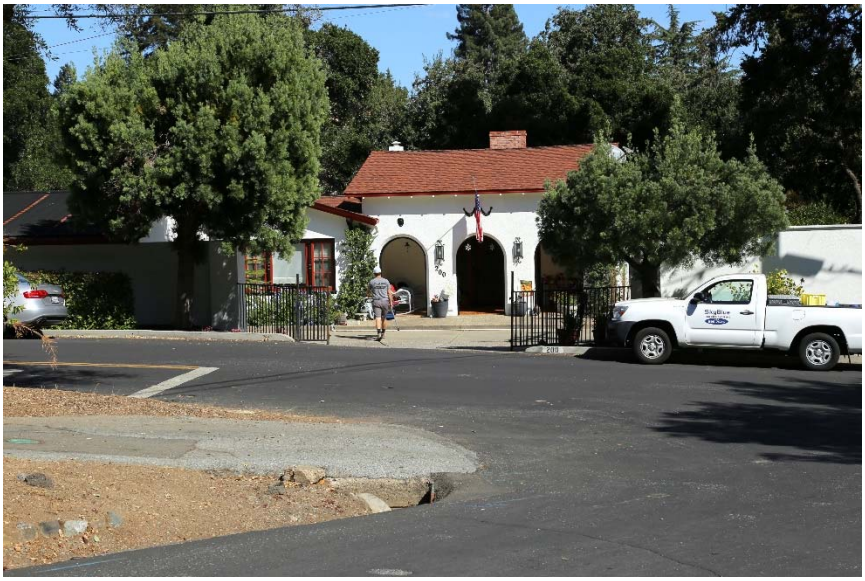


Photo 12: Looking north on Chestnut into the intersection. The 16 Chestnut driveway is shown (in lighter color) on the left.

Proposed Site Plan and Alternative Plan

The drawings on the following page shows the proposed site plan. A second drawing, prepared by TJKM, shows an alternative plan that shifts the existing driveway approximately 50 feet to the south where it will be more compliant with Town standards. In addition to allowing for a 14 foot wide driveway instead of the current 12 feet, this configuration also creates a 90 degree connection with Chestnut Avenue, instead of the current approximately 30 degrees.

The Alternate Site Plan is conceptual in that has not considered grades or utilities or other factors. It is intended to demonstrate that a variation of the proposed plan can function on site with few changes. The plan allows those entering the site to have convenient access to the garage area by circling the center oak tree. The new driveway would require removal of more shrubbery than the proposed plan, resulting in the house having less landscape screening from Chestnut Avenue.

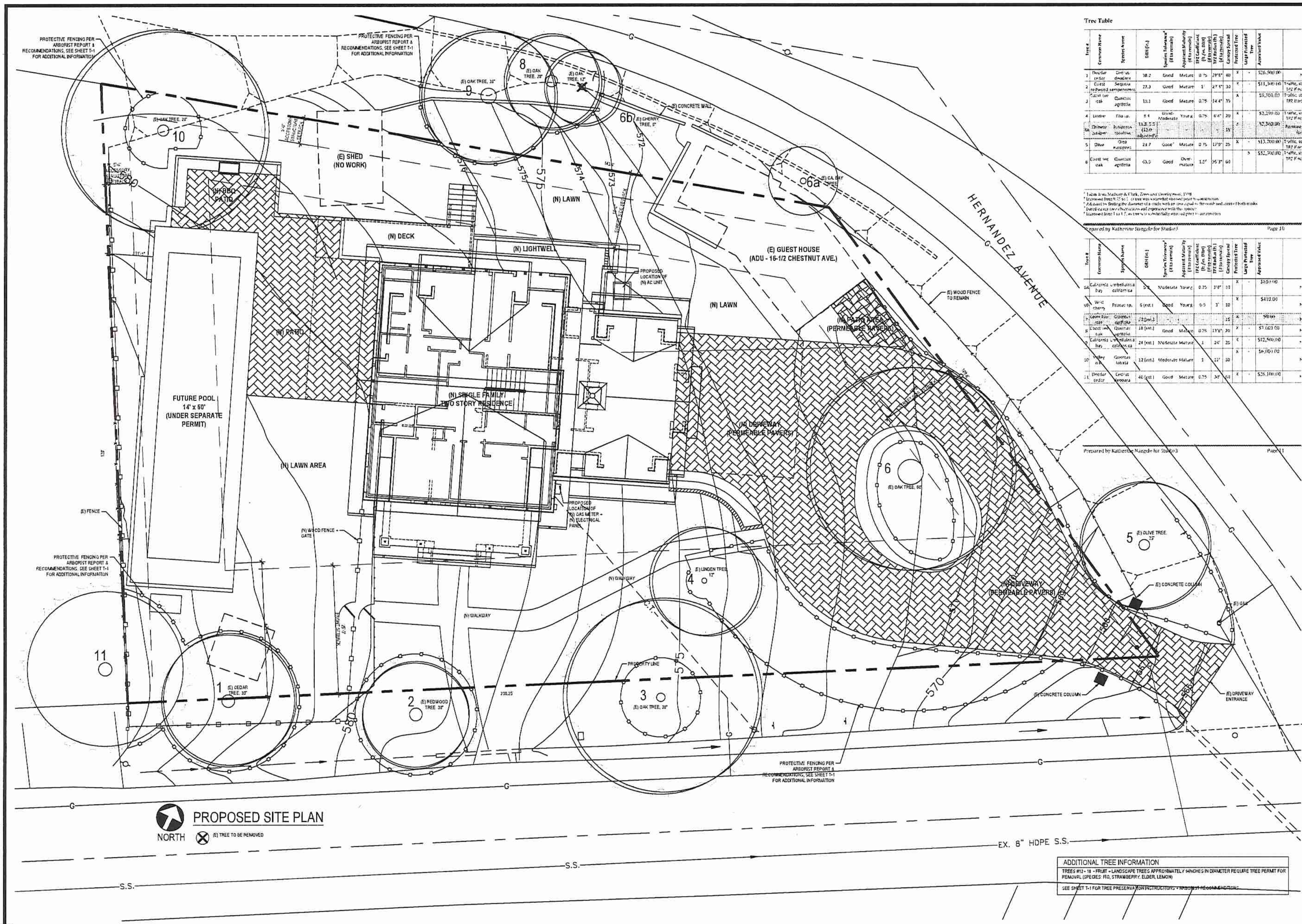
Discussion

Given the good traffic safety record of the intersection, the relative low traffic volumes in the area, the very low pedestrian and bicycle traffic and, most importantly, the current all way stop sign installation at the intersection, TJKM is of the opinion that the current driveway layout is acceptable.

The alternative plan is also acceptable in that it meets the key Town standards and should continue to produce safe operations in the area.

The most direct way in and out of the neighborhood from 16 Chestnut Avenue is to and from the east on Hernandez Avenue. This is the simplest maneuver in and out of the diagonal driveway. Approaching from the east, a motorist would stop at the stop sign, make sure traffic is clear, and drive directly into the driveway. Leaving the site also is direct, especially given the presence of the all-way stops. TJKM is not aware of the exact route the current homeowners travel most frequently, but assume this one is important.

Since the applicants plan to continue to live in the upgraded home, no change in traffic conditions in the area should occur.



Tree Table

Tree #	Common Name	Species Name	DBH (in.)	Species Tolerance[1] (if to remain)	Apparent Maturity (if to remain)	TPZ Coefficient (ft./in. DBH) (if to remain)	TPZ Radius (ft.) (if to remain)	Canopy Spread	Protected Tree	Large Protected Tree	Appraised Value	
1	Deodar cedar	Cedrus deodara	38.2	Good	Mature	0.75	28'8"	40	X	-	$26,500.00	
2	Coast redwood	Sequoia sempervirens	27.3	Good	Mature	1'	27'4"	30	X	-	$11,300.00	Traffic, st TPZ if nc
3	Coast live oak	Quercus agrifolia	19.1	Good	Mature	0.75	14'4"	35	X		$9,300.00	Traffic st TPZ if nc
4	Linden	Tilia sp.	8.4	Good-Moderate	Young	0.75	6'4"	20	X	-	$2,290.00	Traffic, st TPZ if nc
4A	Chinese juniper	Juniperus chinensis	[illegible]	-	-	-	-	15	X		$2,360.00	Remove for
5	Olive	Olea europaea	23.7	Good	Mature	0.75	17'9"	25	X	-	$13,700.00	Traffic, st TPZ if nc
6	Coast live oak	Quercus agrifolia	63.5	Good	Over-mature	1.5'	95'3"	60		X	$52,300.00	Traffic, st TPZ if nc

[1] Taken from Matheny & Clark, Trees and Development, 1998
[2] Increased from 0.75 to 1 as tree was somewhat stressed prior to construction
[3] Adjusted by finding the diameter of a circle with an area equal to the combined area of both trunks
[4] Based on my own observations and experience with this species
[5] Increased from 1 to 1.5, as tree was substantially stressed prior to construction

Prepared by Katherine Naegele for Studio3 — Page 10

Tree #	Common Name	Species Name	DBH (in.)	Species Tolerance (if to remain)	Apparent Maturity (if to remain)	TPZ Coefficient (ft./in. DBH) (if to remain)	TPZ Radius (ft.) (if to remain)	Canopy Spread	Protected Tree	Large Protected Tree	Appraised Value	
6A	California bay	Umbellularia californica	5.2	Moderate	Young	0.75	3'9"	10	X	-	$550.00	
6b	Wild cherry	Prunus sp.	6 (est.)	Good	Young	0.5	3'	10	X		$410.00	
7	Coast live oak	Quercus agrifolia	23 (est.)	-	-	-	-	15	X	-	$0.00	
8	Coast live oak	Quercus agrifolia	18 (est.)	Good	Mature	0.75	13'6"	20	X	-	$7,600.00	
9	California bay	Umbellularia californica	24 (est.)	Moderate	Mature	1	24'	25	X	-	$12,500.00	
10	Valley oak	Quercus lobata	12 (est.)	Moderate	Mature	1	12'	30	X	-	$6,000.00	
11	Deodar cedar	Cedrus deodara	40 (est.)	Good	Mature	0.75	30'	60	X	-	$26,100.00	

Prepared by Katherine Naegele for Studio3 — Page 11

ADDITIONAL TREE INFORMATION

TREES #12 - 18 - FRUIT + LANDSCAPE TREES APPROXIMATELY 4 INCHES IN DIAMETER REQUIRE TREE PERMIT FOR REMOVAL (SPECIES: FIG, STRAWBERRY, ELDER, LEMON)

SEE SHEET T-1 FOR TREE PRESERVATION INSTRUCTIONS + ARBORIST RECOMMENDATIONS

STUDIO THREE DESIGN

INTERIORS
REMODELS +
ADDITIONS
NEW CONSTRUCTION

638 UNIVERSITY AVE.
LOS GATOS
CALIFORNIA
95032

T 408.292.3252
F 253.399.1125

THE CHESTNUT HOUSE
18 CHESTNUT AVENUE
LOS GATOS
CALIFORNIA
95030

A.P.N. 510-40-012

17 APRIL 2017

13 OCTOBER 2017
HPC SUBMITTAL

30 NOVEMBER 2017
PLANNING SUBMITTAL

13 JUNE 2018
HPC SUBMITTAL II

12 SEPTEMBER 2018
PLANNING SUBMITTAL II

17 DECEMBER 2018
PLANNING SUBMITTAL III

29 MARCH 2019
PLANNING SUBMITTAL IV

SCALE 1/8" = 1'-0"

PROPOSED SITE PLAN

A1.4

PEOPLES ASSOCIATES
STRUCTURAL ENGINEERS

SITE PLAN

LANDS OF ROPER

SHEET NU
C3
OF 8
DRAWING
18045

Comparative Evaluation

In this section TJKM responds to points and questions raised by Town staff as they relate to the two optional driveway locations.

1. *Are pedestrians required to cross at intersections? How would that affect the two driveway locations, particularly the diagonal driveway?* In residential areas such as this, pedestrians can lawfully cross the street at intersections or anywhere else along a street between intersections. They just need to do so safely without walking in front of oncoming traffic. Pedestrian traffic is light, since most pedestrians must walk in the street. Auto traffic and pedestrians at either driveway location would have the same responsibilities to drive and walk carefully.

2. *How do Americans with Disability Act (ADA) requirements apply at the two locations?* The ADA was enacted in 1990 by Congress. As it relates to the 16 Chestnut Avenue situation, ADA prescribes standardized ways to treat crosswalks, sidewalks, curb depressions, etc. In this case it would only apply to the diagonal crosswalk since it is an intersection, and not the alternative driveway and its location. Normally, ADA compliance would include consistent connections with sidewalks near a crosswalk, with ramps leading from the sidewalk to the street at an acceptable grade, constructed with visual and tactile features so that sight-impaired pedestrians would know where the ramp ends and the street begins. These ramps would connect with marked or unmarked crosswalks leading to the other side of the street. At this 16 Chestnut Avenue location, there would be two ramps, one to cross Chestnut in an east-west crosswalk and one to cross Hernandez Avenue in a north-south direction.

   To construct ADA-compliant ramps at this locations, the Town would presumably need to require the home owner to install concrete sidewalks, curbs and gutters, at least near the intersection likely requiring regrading of that portion of the lot and perhaps the street to obtain proper drainage along the street. It would be impossible to have both the diagonal crosswalk as proposed and the ADA-compliant ramps at the same intersection.

   From a practical standpoint, there are no other ADA compliant curbs, gutters and sidewalks in the intersection or perhaps in the entire neighborhood. The two ramps described would lead to marked or unmarked crosswalks that connect across the street to, or very close to, other driveways and properties that would not seem to be able to become ADA-compliant without major improvements with major property disruptions. And, TJKM studies show that pedestrian traffic is low.

3. *In the absence of ADA-compliant facilities near the diagonal driveway, please describe what the pedestrian or ADA user may have to deal with standing in the middle of the*

driveway with their back to an exiting vehicle, conflicting with ADA requirements in terms of slope and landing area, possibly creating problems for the Town to improve in the future to achieve ADA compliance. Although this diagonal driveway is very rare and unusual, interactions between pedestrians and vehicles in a neighborhood setting are not unusual. In this case, with slow moving vehicles at an all-way stop intersection and infrequent conflicts with pedestrians, the safety issue would seem to be low. Elsewhere in many portions of the neighborhood, pedestrians must walk in the roadway. It appears unlikely that either the Town or especially the neighbors would consider making the area ADA compliant a high priority.

4. *Discuss the visibility exiting the diagonal driveway looking to the left considering the angle of the driveway and the driveway having higher elevation than Hernandez, as well as the roadway curve for eastbound Hernandez. A stop sign should not be considered as sight distance improvement.* If the all-way stop were not present, each of these factors would be very important. But the all-way stop sign installation at this intersection has an excellent safety record and is what makes the bad angle, elevation differential and a curve down the street non-issues. It is likely that because of general low traffic volumes, some motorists may use rolling stops at the intersections, but as is usually the case, rolling stops typically occur when there are no peds or vehicles and a full stop is not necessary from a safety standpoint.
5. *Provide recommendations of the American Association of State Transportation Officials (AASHTO) regarding driveways at intersections*. AASHTO standards do not deal directly with neighborhood streets, but AASHTO strongly supports clear sight distances near driveways. AASHTO discourages driveways to be located within the functional area of an intersection.

Recommendations

As noted in the discussion section and the Comparative Evaluation, a diagonal driveway as proposed would not normally be considered at a location such as this. And, the alternative location that would satisfy all of the Town's standards and concerns would likely perform at least as well. However, for the reasons described in the Discussion section, TJKM recommends that the Town allow the proposed driveway design, essentially continuing the current situation. The safety record is good, traffic and pedestrian volumes are low, and the presence of the all-way stop seems to mitigate all of the non-standard features of the driveway. TJKM does recommend that sight distance in the area be improved by removing vegetation near the driveway. As shown in Photo 1, there are small bushes near both decorative entry columns bordering and defining the driveway, which should be removed. In addition, there is a larger bush just to the south of the southern column that should also be considered for removal. In general, vegetation in this area should be kept clear of bushes with only tree trunks and ground cover allowed. This clear area should begin about 25 feet west of the large olive tree near the intersection and extend

around the corner to about 50 feet south of the intersection. If such clear zones are established, this driveway's visibility would exceed many of those in the neighborhood.

If the driveway that meets the Town's standards is chosen, the area with reduced vegetation should extend about 25 feet (one car length) on either side of the new driveway.

TJKM considers that the retention of the existing driveway along with the recommended selective improvement of sight distance will result in a safe design.

Please contact me if there are questions on this matter.

APPENDIX A

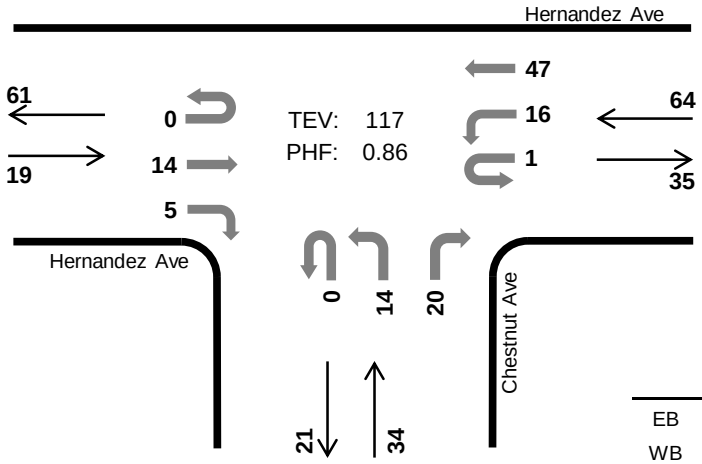
Existing Traffic Counts
And
Level of Service Calculations

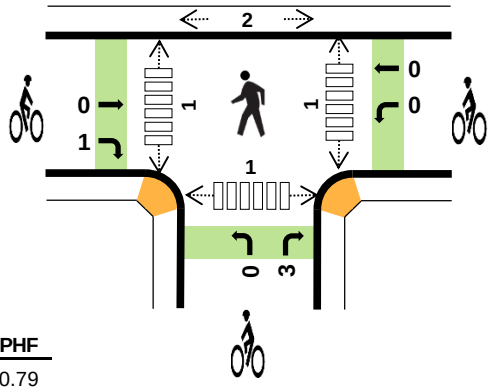
Chestnut Ave
Hernandez Ave

N

Peak Hour

Date: 10-15-2019
Count Period: 7:00 AM to 9:00 AM
Peak Hour: 7:30 AM to 8:30 AM





	HV %:	PHF
EB	0.0%	0.79
WB	1.6%	0.80
NB	2.9%	0.77
SB	-	-
TOTAL	1.7%	0.86

Two-Hour Count Summaries

Interval Start		Hernandez Ave Eastbound				Hernandez Ave Westbound				Chestnut Ave Northbound				n/a Southbound				15-min Total	Rolling One Hour
		UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
7:00 AM		0	0	1	0	0	2	4	0	0	2	0	2	0	0	0	0	11	0
7:15 AM		0	0	3	0	0	3	7	0	0	4	0	2	0	0	0	0	19	0
7:30 AM		**0**	**0**	**5**	**1**	**0**	**3**	**12**	**0**	**0**	**5**	**0**	**4**	**0**	**0**	**0**	**0**	**30**	0
7:45 AM		**0**	**0**	**3**	**1**	**0**	**2**	**10**	**0**	**0**	**5**	**0**	**6**	**0**	**0**	**0**	**0**	**27**	87
8:00 AM		**0**	**0**	**3**	**2**	**0**	**3**	**17**	**0**	**0**	**2**	**0**	**7**	**0**	**0**	**0**	**0**	**34**	110
8:15 AM		**0**	**0**	**3**	**1**	**1**	**8**	**8**	**0**	**0**	**2**	**0**	**3**	**0**	**0**	**0**	**0**	**26**	**117**
8:30 AM		0	0	0	0	0	4	5	0	0	2	0	3	0	0	0	0	14	101
8:45 AM		0	0	1	1	0	5	5	0	0	3	0	7	0	0	0	0	22	96
Count Total		0	0	19	6	1	30	68	0	0	25	0	34	0	0	0	0	183	0
Peak Hour	**All**	**0**	**0**	**14**	**5**	**1**	**16**	**47**	**0**	**0**	**14**	**0**	**20**	**0**	**0**	**0**	**0**	**117**	**0**
	HV	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**2**	**0**
	HV%	**-**	**-**	**0%**	**0%**	**0%**	**6%**	**0%**	**-**	**-**	**0%**	**-**	**5%**	**-**	**-**	**-**	**-**	**2%**	**0**

Note: Two-hour count summary volumes include heavy vehicles but exclude bicycles in overall count.

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	East	West	North	South	Total
7:00 AM	0	0	0	0	*0*	0	0	0	0	*0*	0	0	0	0	*0*
7:15 AM	0	0	0	0	*0*	0	1	1	0	*2*	1	0	1	0	*2*
7:30 AM	**0**	**1**	**0**	**0**	***1***	**1**	**0**	**0**	**0**	***1***	**1**	**0**	**0**	**1**	*2*
7:45 AM	**0**	**0**	**1**	**0**	***1***	**0**	**0**	**3**	**0**	***3***	**0**	**0**	**0**	**0**	*0*
8:00 AM	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	***0***	**0**	**1**	**2**	**0**	*3*
8:15 AM	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	***0***
8:30 AM	0	0	0	0	*0*	0	0	0	0	*0*	0	0	0	0	*0*
8:45 AM	0	0	0	0	*0*	0	0	0	0	*0*	1	0	0	0	*1*
Count Total	0	1	1	0	*2*	1	1	4	0	*6*	3	1	3	1	*8*
Peak Hr	**0**	**1**	**1**	**0**	***2***	**1**	**0**	**3**	**0**	***4***	**1**	**1**	**2**	**1**	***5***

Project Manager: (415) 310-6469
project.manager.ca@idaxdata.com

Two-Hour Count Summaries - Heavy Vehicles

Interval Start	Hernandez Ave				Hernandez Ave				Chestnut Ave				n/a				15-min Total	Rolling One Hour
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:30 AM	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	0
7:45 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**1**	2
8:00 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	2
8:15 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2**
8:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
8:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Count Total	0	0	0	0	0	1	0	0	0	0	0	1	0	0	0	0	2	0
Peak Hour	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**2**	**0**

Two-Hour Count Summaries - Bikes

Interval Start	Hernandez Ave			Hernandez Ave			Chestnut Ave			n/a			15-min Total	Rolling One Hour
	Eastbound			Westbound			Northbound			Southbound				
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT		
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 AM	0	0	0	0	1	0	1	0	0	0	0	0	2	0
7:30 AM	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	0
7:45 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**3**	**0**	**0**	**0**	**3**	6
8:00 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	6
8:15 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**4**
8:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	3
8:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Count Total	0	0	1	0	1	0	1	0	3	0	0	0	6	0
Peak Hour	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**3**	**0**	**0**	**0**	**4**	**0**

Note: U-Turn volumes for bikes are included in Left-Turn, if any.

Project Manager: (415) 310-6469

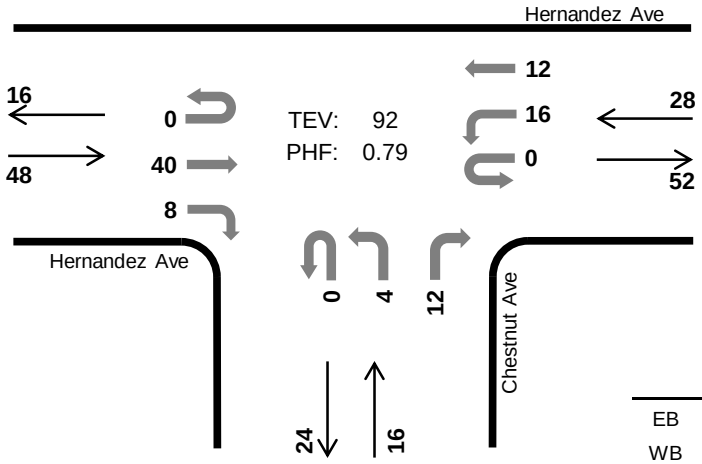
project.manager.ca@idaxdata.com

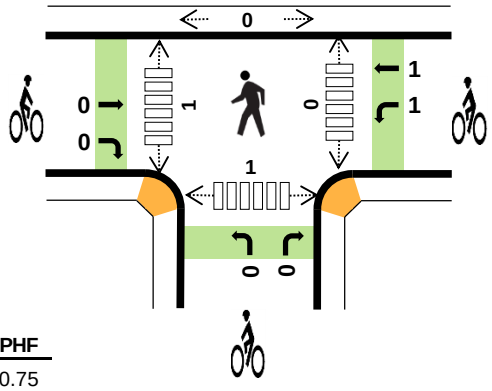
Chestnut Ave
Hernandez Ave

N

Peak Hour

Date: 10-15-2019
Count Period: 4:00 PM to 6:00 PM
Peak Hour: 4:00 PM to 5:00 PM





	HV %:	PHF
EB	0.0%	0.75
WB	0.0%	0.78
NB	0.0%	0.80
SB	-	-
TOTAL	0.0%	0.79

Two-Hour Count Summaries

Interval Start	Hernandez Ave Eastbound				Hernandez Ave Westbound				Chestnut Ave Northbound				n/a Southbound				15-min Total	Rolling One Hour
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
4:00 PM	**0**	**0**	**13**	**3**	**0**	**4**	**2**	**0**	**0**	**1**	**0**	**3**	**0**	**0**	**0**	**0**	**26**	0
4:15 PM	**0**	**0**	**14**	**2**	**0**	**6**	**3**	**0**	**0**	**2**	**0**	**2**	**0**	**0**	**0**	**0**	**29**	0
4:30 PM	**0**	**0**	**7**	**0**	**0**	**3**	**4**	**0**	**0**	**1**	**0**	**4**	**0**	**0**	**0**	**0**	**19**	0
4:45 PM	**0**	**0**	**6**	**3**	**0**	**3**	**3**	**0**	**0**	**0**	**0**	**3**	**0**	**0**	**0**	**0**	**18**	**92**
5:00 PM	0	0	6	3	0	6	5	0	0	1	0	2	0	0	0	0	23	89
5:15 PM	0	0	10	3	0	1	1	0	0	0	0	3	0	0	0	0	18	78
5:30 PM	0	0	9	3	0	6	1	0	0	0	0	2	0	0	0	0	21	80
5:45 PM	0	0	5	2	0	9	4	0	0	0	0	5	0	0	0	0	25	87
Count Total	0	0	70	19	0	38	23	0	0	5	0	24	0	0	0	0	179	0
Peak Hour All	**0**	**0**	**40**	**8**	**0**	**16**	**12**	**0**	**0**	**4**	**0**	**12**	**0**	**0**	**0**	**0**	**92**	**0**
Peak Hour HV	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Peak Hour HV%	**-**	**-**	**0%**	**0%**	**-**	**0%**	**0%**	**-**	**-**	**0%**	**-**	**0%**	**-**	**-**	**-**	**-**	**0%**	**0**

Note: Two-hour count summary volumes include heavy vehicles but exclude bicycles in overall count.

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	East	West	North	South	Total
4:00 PM	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	*0*
4:15 PM	**0**	**0**	**0**	**0**	***0***	**0**	**1**	**0**	**0**	***1***	**0**	**0**	**0**	**0**	*0*
4:30 PM	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	*0*
4:45 PM	**0**	**0**	**0**	**0**	***0***	**0**	**1**	**0**	**0**	***1***	**0**	**1**	**0**	**1**	***2***
5:00 PM	0	0	0	0	*0*	1	0	1	0	*2*	0	0	0	0	*0*
5:15 PM	0	0	0	0	*0*	0	0	0	0	*0*	1	0	0	0	*1*
5:30 PM	0	0	0	0	*0*	0	0	0	0	*0*	0	0	0	0	*0*
5:45 PM	0	0	0	0	*0*	0	1	0	0	*1*	0	0	0	0	*0*
Count Total	0	0	0	0	*0*	1	3	1	0	*5*	1	1	0	1	*3*
Peak Hr	**0**	**0**	**0**	**0**	***0***	**0**	**2**	**0**	**0**	***2***	**0**	**1**	**0**	**1**	***2***

Project Manager: (415) 310-6469
project.manager.ca@idaxdata.com

Two-Hour Count Summaries - Heavy Vehicles

Interval Start	Hernandez Ave				Hernandez Ave				Chestnut Ave				n/a				15-min Total	Rolling One Hour
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
4:00 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	0
4:15 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	0
4:30 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	0
4:45 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Count Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Peak Hour	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Two-Hour Count Summaries - Bikes

Interval Start	Hernandez Ave			Hernandez Ave			Chestnut Ave			n/a			15-min Total	Rolling One Hour
	Eastbound			Westbound			Northbound			Southbound				
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT		
4:00 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	0
4:15 PM	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	0
4:30 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	0
4:45 PM	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**2**
5:00 PM	0	0	1	0	0	0	0	0	1	0	0	0	2	4
5:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	3
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	3
5:45 PM	0	0	0	1	0	0	0	0	0	0	0	0	1	3
Count Total	0	0	1	2	1	0	0	0	1	0	0	0	5	0
Peak Hour	**0**	**0**	**0**	**1**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**0**

Note: U-Turn volumes for bikes are included in Left-Turn, if any.

Project Manager: (415) 310-6469

project.manager.ca@idaxdata.com

Movement	EBT	EBR	WBU	WBL	WBT	NBL	NBR
Lane Configurations							
Sign Control	Stop				Stop	Stop	
Traffic Volume (vph)	14	5	1	16	47	14	20
Future Volume (vph)	14	5	1	16	47	14	20
Peak Hour Factor	0.79	0.79	0.80	0.80	0.80	0.77	0.77
Hourly flow rate (vph)	18	6	0	20	59	18	26

Direction, Lane #	EB 1	WB 1	NB 1
Volume Total (vph)	24	79	44
Volume Left (vph)	0	20	18
Volume Right (vph)	6	0	26
Hadj (s)	-0.15	0.08	-0.22
Departure Headway (s)	3.9	4.1	3.9
Degree Utilization, x	0.03	0.09	0.05
Capacity (veh/h)	899	864	890
Control Delay (s)	7.0	7.5	7.1
Approach Delay (s)	7.0	7.5	7.1
Approach LOS	A	A	A

Intersection Summary			
Delay	7.3		
Level of Service	A		
Intersection Capacity Utilization	20.4%	ICU Level of Service	A
Analysis Period (min)	15		

Intersection	
Intersection Delay, s/veh	7.3
Intersection LOS	A

Movement	EBT	EBR	WBU	WBL	WBT	NBL	NBR
Lane Configurations							
Traffic Vol, veh/h	14	5	1	16	47	14	20
Future Vol, veh/h	14	5	1	16	47	14	20
Peak Hour Factor	0.79	0.79	0.80	0.80	0.80	0.77	0.77
Heavy Vehicles, %	0	0	2	2	2	3	3
Mvmt Flow	18	6	1	20	59	18	26
Number of Lanes	1	0	0	0	1	1	0

Approach	EB	WB	NB
Opposing Approach	WB	EB	
Opposing Lanes	1	1	0
Conflicting Approach Left		NB	EB
Conflicting Lanes Left	0	1	1
Conflicting Approach Right	NB		WB
Conflicting Lanes Right	1	0	1
HCM Control Delay	7	7.5	7.1
HCM LOS	A	A	A

Lane	NBLn1	EBLn1	WBLn1
Vol Left, %	41%	0%	25%
Vol Thru, %	0%	74%	75%
Vol Right, %	59%	26%	0%
Sign Control	Stop	Stop	Stop
Traffic Vol by Lane	34	19	64
LT Vol	14	0	16
Through Vol	0	14	48
RT Vol	20	5	0
Lane Flow Rate	44	24	80
Geometry Grp	1	1	1
Degree of Util (X)	0.047	0.026	0.091
Departure Headway (Hd)	3.859	3.879	4.08
Convergence, Y/N	Yes	Yes	Yes
Cap	922	921	879
Service Time	1.907	1.912	2.1
HCM Lane V/C Ratio	0.048	0.026	0.091
HCM Control Delay	7.1	7	7.5
HCM Lane LOS	A	A	A
HCM 95th-tile Q	0.1	0.1	0.3

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Sign Control	Stop			Stop	Stop	
Traffic Volume (vph)	40	8	16	12	4	12
Future Volume (vph)	40	8	16	12	4	12
Peak Hour Factor	0.75	0.75	0.78	0.78	0.80	0.80
Hourly flow rate (vph)	53	11	21	15	5	15

Direction, Lane #	EB 1	WB 1	NB 1
Volume Total (vph)	64	36	20
Volume Left (vph)	0	21	5
Volume Right (vph)	11	0	15
Hadj (s)	-0.10	0.12	-0.40
Departure Headway (s)	3.9	4.1	3.7
Degree Utilization, x	0.07	0.04	0.02
Capacity (veh/h)	917	864	934
Control Delay (s)	7.2	7.3	6.8
Approach Delay (s)	7.2	7.3	6.8
Approach LOS	A	A	A

Intersection Summary			
Delay	7.1		
Level of Service	A		
Intersection Capacity Utilization	18.2%	ICU Level of Service	A
Analysis Period (min)	15		

Intersection	
Intersection Delay, s/veh	7.2
Intersection LOS	A

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	40	8	16	12	4	12
Future Vol, veh/h	40	8	16	12	4	12
Peak Hour Factor	0.75	0.75	0.78	0.78	0.80	0.80
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	53	11	21	15	5	15
Number of Lanes	1	0	0	1	1	0

Approach	EB	WB	NB
Opposing Approach	WB	EB	
Opposing Lanes	1	1	0
Conflicting Approach Left		NB	EB
Conflicting Lanes Left	0	1	1
Conflicting Approach Right	NB		WB
Conflicting Lanes Right	1	0	1
HCM Control Delay	7.2	7.3	6.8
HCM LOS	A	A	A

Lane	NBLn1	EBLn1	WBLn1
Vol Left, %	25%	0%	57%
Vol Thru, %	0%	83%	43%
Vol Right, %	75%	17%	0%
Sign Control	Stop	Stop	Stop
Traffic Vol by Lane	16	48	28
LT Vol	4	0	16
Through Vol	0	40	12
RT Vol	12	8	0
Lane Flow Rate	20	64	36
Geometry Grp	1	1	1
Degree of Util (X)	0.02	0.069	0.041
Departure Headway (Hd)	3.672	3.862	4.098
Convergence, Y/N	Yes	Yes	Yes
Cap	970	930	876
Service Time	1.712	1.874	2.112
HCM Lane V/C Ratio	0.021	0.069	0.041
HCM Control Delay	6.8	7.2	7.3
HCM Lane LOS	A	A	A
HCM 95th-tile Q	0.1	0.2	0.1

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DATE: December 6, 2019

TO: Planning Commission

FROM: Joel Paulson, Community Development Director

SUBJECT: Architecture and Site Application S-19-008 and Subdivision Application M-19-002. Project Location: **16940 Roberts Road.** Property Owner/Applicant: Josephine Chang. Project Planner: Ryan Safty. Requesting approval for demolition of an existing single-family residence, construction of three condominium units that will exceed the floor area ratio standards, and site improvements requiring a grading permit on property zoned RM:5-12. APN 529-18-053.

RECOMMENDATION:

Approval, subject to the recommended conditions of approval.

PROJECT DATA:

General Plan Designation: Medium Density Residential
Zoning Designation: R-M:5-12
Applicable Plans & Standards: Residential Design Guidelines
Parcel Size: 12,484 square feet
Surrounding Area:

	Existing Land Use	General Plan	Zoning
North	Residential	Medium Density Residential	R-M:5-12
South	Residential	Medium Density Residential	R-M:5-12
East	Residential	Medium Density Residential	R-M:5-12
West	School	Public	R-1:8:PS

PREPARED BY: Ryan Safty
Associate Planner

Reviewed by: Planning Manager and Community Development Director

CEQA:

The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15303: New Construction or Conversion of Small Structures, and Section 15315: Minor Land Divisions.

FINDINGS:

- As required, pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, this project is Categorically Except, Section 15303: New Construction or Conversion of Small Structures, and Section 15315: Minor Land Divisions.
- As required by Housing Element Policy HOU-8.1 for new housing developments of three units or more.
- As required by Section 66474 of the Subdivision Map Act for the Subdivision application.
- As required by Section 29.10.09030(e) of the Town Code for the demolition of an existing structure.
- As required by Section 29.40.075(c) of the Town Code for allowing approval to exceed the single-family residential floor area ratio limitations.
- As required by the Residential Design Guidelines that the project complies with the Residential 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 subject property is located on the southeast corner of the Roberts Road and Fisher Avenue intersection (Exhibit 1). The existing lot is approximately 13,980 square feet with an existing single-family residence and detached garage. As a part of this proposal, the applicant is required to dedicate five feet along Fisher Avenue and seven feet along Roberts Road, reducing the lot size from 13,980 to 12,484 square feet.

On April 11, 2018, the Conceptual Development Advisory Committee (CDAC) reviewed two different conceptual proposals at the subject site, one with three detached single-family condominiums and one with three attached multi-family condominiums. The minutes from that meeting are included in Exhibit 5.

BACKGROUND (continued):

On September 26, 2018, the Historic Preservation Committee (HPC) reviewed a request to remove the existing pre-1941 residence on the site from the Town's Historic Resources Inventory. The HPC approved the request, finding that major addition and remodel work completed between 1980 and 1990 compromised the structure's historic integrity. Meeting minutes are included in Exhibit 6.

On February 11, 2019, the applicant submitted an Architecture and Site application and a Subdivision application for demolition of the existing single-family residence and construction of three detached single-family condominiums. The proposed project requires an exception as allowed by Town Code Section 29.40.075(c) to exceed the single-family residential floor area (FAR) limitations.

PROJECT DESCRIPTION:

A. Project Summary

The applicant is proposing to construct three detached single-family condominiums, each with a private driveway and attached garage (Exhibit 13). The combined floor area for all three units exceeds the single-family residential FAR allowance for the property, and therefore an exception is being requested. While the property is not being subdivided into individual lots, a Subdivision application is required for the creation of the three condominiums.

B. Location and Surrounding Neighborhood

The subject property is located on the southeast corner of the Roberts Road and Fisher Avenue intersection, across Fisher Avenue from Raymond J. Fisher Middle School (Exhibit 1). The properties immediately to the north, across Roberts Road, contain attached multi-family residences zoned R-M:5-12. The properties further to the east, across Roberts Road, contain commercial and auto-service uses zoned CH. The adjacent properties to the east and south are one- and two-story detached single-family residences zoned R-M:5-12. The Laurel Mews residential planned development is located further to the east.

PROJECT DESCRIPTION (continued):

C. Architecture and Site Application

Approval of an Architecture and Site application is required for the construction of a new principal building in any zone, for site improvements requiring a grading permit, and for an exception to exceed the single-family residential FAR allowance. The applicant is proposing to construct three detached single-family condominiums. Site work associated with the construction would require a grading permit. The combined floor area for all three condominiums would be 5,407 square feet, when the single-family residential FAR allowance for the property is 3,622 square feet.

D. Subdivision Application

Approval of a Subdivision application is required for the approval of the condominium project. The applicant proposes three detached single-family condominiums as a part of this project.

E. Zoning Compliance

Attached multi-family and detached single-family residences are permitted in the R-M:5-12 zone. The proposed project would comply with the setback, height, parking, and lot coverage requirements for detached single-family residences in the R-M zone. The deciding body may allow an exception to exceed the single-family residential FAR limitations if the findings listed in Section 29.40.075(c) of the Town Code can be made.

DISCUSSION:

A. Conceptual Development Advisory Committee

The CDAC reviewed two conceptual plans for the site on April 11, 2018, each of which proposed demolition of the existing single-family residence and construction of three two-story, residential condominium units. The CDAC preferred the detached single-family units over the attached multi-family units, with the understanding that the detached concept would require an exception to exceed the single-family residential FAR limitations. Per Section 29.40.075 of the Town Code, the detached single-family condominiums are subject to the single-family residential FAR limitations, while attached multi-family units would not be subject to any FAR limitations. Additional feedback is included in the meeting minutes (Exhibit 5).

DISCUSSION (continued):

B. Architecture and Site Analysis

The applicant is proposing to demolish the existing single-family residence and detached garage and construct three two-story, detached, single-family condominiums. Two of the units would be oriented towards, and accessed from, Fisher Avenue, and the third unit would be oriented towards, and accessed from, Roberts Road (Exhibit 13). A summary of the proposed development is included in the table below.

	Home Floor Area	**Garage Floor Area**	**Height**	**Private Open Space**	**Parking**
Town Code Requirement	3,622 s.f. max.	987 s.f. max.	30-foot max.	Minimum 200 s.f. req.	Minimum 2 spaces req.
Unit 1	1,823 s.f.	254 s.f.	25'-8"	1,713 s.f.	2 (1 covered)
Unit 2	1,785 s.f.	270 s.f.	25'	719 s.f.	2 (1 covered)
Unit 3	1,799 s.f.	269 s.f.	25'	504 s.f.	2 (1 covered)
Combined	5,407 s.f.*****	793 s.f.		2,963 s.f.	6 (3 covered)

***** Denotes an exception requested

The proposed condominium project would comply with the setback, height, parking, and lot coverage requirements for detached single-family residences in the R-M zone.

The applicant's project description is included as Exhibit 11 and a letter of justification is included as Exhibit 12. The applicant has also provided a project data sheet, included as Exhibit 7, to assist in the review of the proposed condominium project.

C. Subdivision Analysis

The applicant is requesting approval of a three-unit condominium project. While the property is not being subdivided into individual lots, a Subdivision application is required for the approval of a condominium project. The State Subdivision Map Act includes seven findings to deny applications for subdivisions (Exhibit 2). If any of the findings can be made, the deciding body must deny the Subdivision application.

DISCUSSION (continued):

D. Building Design

The Town's Architectural Consultant reviewed the proposed project within the neighborhood context to provide recommendations regarding the design of the buildings (Exhibit 8). The site is a corner lot located within an established neighborhood with a mix of one- and two-story homes and other commercial and institutional uses. In the Issues and Concerns background section of the report, the Consulting Architect noted that the proposed project seems well fitted to the site, and that the height and bulk of the three homes would be similar to nearby structures, and be similar to, but appear larger than, the Laurel Mews subdivision.

The Consulting Architect made 10 recommendations for changes to address consistency with the Residential Design Guidelines, which are provided below. The applicant revised the project to address each of the recommendations, with the following responses (Exhibit 9) in *italic* font*:*

1. Reduce the amount of site paving as much as possible.
   All non-driveway related concrete paving was removed from the private yards and replaced with 200-square foot decomposed granite patios and plants.

2. Clearly delineate the proposed private and common open spaces.
   Fenced yards (private open space) are labelled on the Site Plan and Landscape Plan (Exhibit 13, Sheet A0 and L1) and highlighted on page 2 of the project description (Exhibit 11).

3. Revise the Lot 2 Fisher Avenue elevation to break up the scale of the long elevation.
   The long elevation was broken up by reconfiguring the second floor above the garage to create a double gable above the garage, thereby shortening the portion of the roof where the front dormer is located.

4. Add chimneys to the gas fireplaces to satisfy Residential Design Guideline 3.10.4.
   Brick chimneys were added to Units 1 and 2. Unit 3 has a fireplace, but it does not protrude beyond the building footprint like Units 1 and 2.

5. Provide details and/or articulation to two-story tall facades per Residential Design Guideline 3.3.3.
   The occurrence of two-story walls was reduced by redesigning all three units' second floors. The minimal locations where there are two-story walls, windows were added and centered on the gables.

DISCUSSION (continued):

6. Add additional architectural details appropriate to the architectural style.
   A 3-inch radius to the exposed rafters and barge rafters was added on all three units. Brick chimneys were added to Units 1 and 2. Brick walkways, brick surfaces to the covered porches, and brick lined concrete driveways were added to all three units. All brick to be color: Sacramento Rustic.

7. Check all floor plan and elevation drawings to assure they are correct and allow staff to easily understand them (e.g., furred-out spaces on floor plans).
   The furred-out wall areas on the Second Floor Plans (Exhibit 13, Sheet A3) resulting from the second floor being tucked under the steep roof pitches are now shown. These spaces are inaccessible, uninhabitable, and have an average height clearance of less than four feet.

8. Use wood or other materials over wood to provide the windows with a jamb and sill width consistent with the traditional wood windows of the style.
   2 x 6 wood trim is provided around all windows.

9. Restudy awkward side gable forms on all lots. These conditions are often addressed by making the roof slopes identical on either side of the roof peak.
   The awkward side gable forms on Units 1 and 3 were addressed by making the roof slopes identical on either side of the roof peak, and the floor plans were subsequently reconfigured. Unit 2 previously had identical roof slopes on either side of the gables, so no additional modifications were made to Unit 2 related to this recommendation.

10. Add exposed rafter tails on all sides of all units consistent with the architectural style.
    All units have exposed 2x10 rafter tails on all sides.

E. Neighborhood Compatibility

The immediate neighborhood is made up of detached single-family and attached multi-family residences, with a public school to the west and commercial uses to the east. Based on Town and County records, the single-family residences in the immediate area range in size from 886 square feet to 2,232 square feet. The FARs for the single-family residences range from 0.10 to 0.37.

The 24-unit apartment complex to the north at 16945 Roberts Road has a combined floor area total of 24,574 square feet, with a total FAR of 0.51, and an average unit size of approximately 2,024 square feet. The six-unit residential condominium development to the north at 16927, 16929, 16931, 16933, 16935, and 16941 Roberts Road has a combined floor area total of 9,494 square feet, with a total FAR of 0.32, and an average unit size of approximately 1,582 square feet.

DISCUSSION (continued):

The proposed detached single-family condominium project would have a combined total floor area of 5,407 square feet, with a total FAR of 0.43, and an average unit size of 1,802 square feet. Pursuant to Town Code, the 12,484-square foot lot, with a total FAR limitation of 0.29, would allow for a combined floor area of 3,622 square feet. The table below reflects the current conditions of the immediate neighborhood:

Address	Zoning	House	Garage	House and Garage	Lot Size	House FAR	No. of Stories
16940 Roerts Rd (Existing)	**R-M:5-12**	**2,172**	**580**	**2,752**	**13,980**	**0.16**	**1**
16940 Roberts Rd (Proposed)	**R-M:5-12**	**5,407**	**793**	**6,200**	**12,484**	**0.43**	**2**
16926 Roberts Rd	R-M:5-12	2,012	696	2,708	5,382	0.37	2
16900 Roberts Rd	R-M:5-12	1,179	0	1,179	5,428	0.22	2
16194 Fisher Ave	R-M:5-12	2,232	630	2,862	16,060	0.14	1
16200 Fisher Ave	R-M:5-12	1,726	320	2,046	7,105	0.24	1
16195 Fisher Ave - School	R-1:8:PS						
16945 Roberts Rd - appartment (24)	R-M:5-12	24,574	0	24,574	47,965	0.51	2
16927, 16929, 16931, 16933, 16935, 16941 Roberts Rd (6 condo)	R-M:5-12	9,494	105	9,599	30,000	0.32	1 to 2
16925 Roberts Rd	R-M:5-12	886	280	1,166	8,631	0.10	1
16905 Roberts Rd	CH	3,824	0	3,824	5,402	0.71	1

The proposed residences would not be the largest in the immediate neighborhood in terms of combined square footage, average unit size, or FAR.

The applicant has reached out to surrounding neighbors during the review process and letters of support are included as Exhibit 4.

F. Floor Area Exception

The development is subject to the single-family residential FAR limitations. The proposed detached single-family condominium project would have a combined total floor area of 5,407 square feet, with a total FAR of 0.43, and an average unit size of 1,802 square feet. Pursuant to Town Code, the maximum allowed floor area for the 12,484 square foot lot, with an FAR limitation of 0.29 for the residences and 0.079 for the garages, would allow for 3,622 square feet for the residences and 987 square feet for the garages. The applicant is proposing a combined total floor area of 5,407 square feet, with an FAR of 0.43, for the residences, and 793 square feet, with an FAR of 0.064 FAR, for the garages. The applicant is requesting an exception to exceed the single-family residential FAR limitation of 0.29 for the residences.

DISCUSSION (continued):

Per Section 29.40.075(c) of the Town Code, the deciding body may allow an exception to exceed maximum single-family residential FAR if the following findings can be made:

1. The design, theme, sense of scale, exterior materials and details of the proposed project are consistent with the provisions of:
    a. Any applicable landmark and historic preservation overlay zone; and
    b. Any applicable specific plan; and
    c. The adopted residential development standards; and
2. The lot coverage, setbacks, and FAR of the proposed project is compatible with the development on surrounding lots.

Regarding the first finding, the Consulting Architect reviewed the project for consistency with the Town's Residential Guidelines. Regarding the second finding, the applicant's letter of justification (Exhibit 12) lists the lot coverage, setbacks, and FAR of each property in the surrounding neighborhood, as well as the floor area and density, to illustrate that the proposed development would be compatible with the development on surrounding lots.

G. Open Space

The Town Code requires that each ground floor single-family detached condominium unit provide a minimum of 200 square feet of outdoor usable open space in the form of a single enclosed patio or deck. The applicant proposes 1,713 square feet of private open space for Unit 1, 719 square feet for Unit 2, and 504 square feet for Unit 3 (Exhibit 13). A delineation of each unit's open space, as well as details on paving and usability, is provided in the project description (Exhibit 11).

H. Tree Impacts

The Town's Consulting Arborist reviewed the proposed project and provided an arborist report dated October 10, 2019 (Exhibit 10). The report identified 20 protected trees on the project site and abutting properties. Six of the trees are on neighboring properties and will require tree protection measures during demolition and construction, which has been included as a condition of approval. The applicant is proposing to remove all 14 trees from the subject property, none of which are considered Large Protected Trees.

If the project is approved, tree protection measures would be implemented prior to and during construction. Replacement trees or in-lieu fees would also be required pursuant to Town Code.

DISCUSSION (continued):

F. General Plan Compliance

The Medium Density Residential General Plan Designation, "provides for multiple-family residential, duplex, and/or small single-family homes," and allows five to 12 dwelling units per acre. The applicant proposes a density of approximately 10 dwelling units per acre with three detached single-family condominiums on a 0.29-acre site.

The applicant provided a General Plan Conformance section in their letter of justification (Exhibit 12).

I. Environmental Review

The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of California Environmental Quality Act, Section 15303: New Construction or Conversion of Small Structures, and Section 15315: Minor Land Divisions.

PUBLIC COMMENTS:

Story poles and signage were installed on the site and written notice was sent to property owners and tenants located within 300 feet of the subject property. The applicant has conducted neighborhood outreach and has provided a summary which is included as Exhibit 4. At the time of this report's preparation, the Town has not received any additional public comment.

CONCLUSION:

A. Summary

The applicant is proposing to demolish the existing single-family residence and detached garage and construct three detached single-family condominiums that would exceed floor area limitations, each with a private driveway and attached garage.

B. Recommendation

Based on the analysis above, staff recommends approval of the Architecture and Site application and Subdivision application, based on the required findings (Exhibit 2) and with the recommended conditions of approval (Exhibit 3). If the Planning Commission finds merit with the proposed project, it should:

CONCLUSION (continued):

1. Find that the proposed project is categorically exempt pursuant to the adopted Guidelines for the implantation of the California Environmental Quality Act, Section 15303: New Construction of Conversation of Small Structures, and Section 15315: Minor Land Divisions (Exhibit 2);
2. Make the findings required by Housing Element Policy HOU-8.1 for new housing developments of three units or more (Exhibit 2);
3. Find that required findings to deny a subdivision pursuant to the State Subdivision Map Act cannot be made and make affirmative findings (Exhibit 2);
4. Make the required findings as required by Section 29.10.09030(e) of the Town Code for the demolition of a single-family residence (Exhibit 2);
5. Make the required findings as required by Section 29.40.075 of the Town Code for allowing approval of a floor area ratio to exceed the single-family residential floor area ratio limitations;
6. Make the finding required by the Town's Residential Design Guidelines that the project complies with the Residential Design Guidelines (Exhibit 2);
7. 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
8. Approve Architecture and Site application S-19-008 and Subdivision application M-19-002 with the conditions contained in Exhibit 2 and development plans attached as Exhibit 13.

C. Alternatives

Alternatively, the Commission can:

1. Approve the applications with additional and/or modified conditions of approval;
2. Continue the applications with direction to a date certain; or
3. Deny the applications.

EXHIBITS:

1. Location Map (one page)
2. Required Findings and Considerations (two pages)
3. Recommended Conditions of Approval (15 pages)
4. Applicant's Summary of Neighborhood Outreach, received October 1, 2019 (three pages)
5. April 11, 2018 Conceptual Development Advisory Committee Meeting Minutes (two pages)
6. September 26, 2018 Historic Preservation Committee Meeting Minutes (two pages)
7. Project Data Sheet (two pages)
8. Consulting Architect's Report, dated August 19, 2019 (ten pages)
9. Applicant's Response to Consulting Architect's Report, dated December 4, 2019 (one page)
10. Consulting Arborist's Report, dated October 10, 2019 (36 pages)

EXHIBITS (continued):

11. Project Description, dated November 21, 2019 (five pages)
12. Letter of Justification, dated December 4, 2019 (five pages)
13. Development Plans, dated December 4, 2019 (15 sheets)

16940 Roberts Road

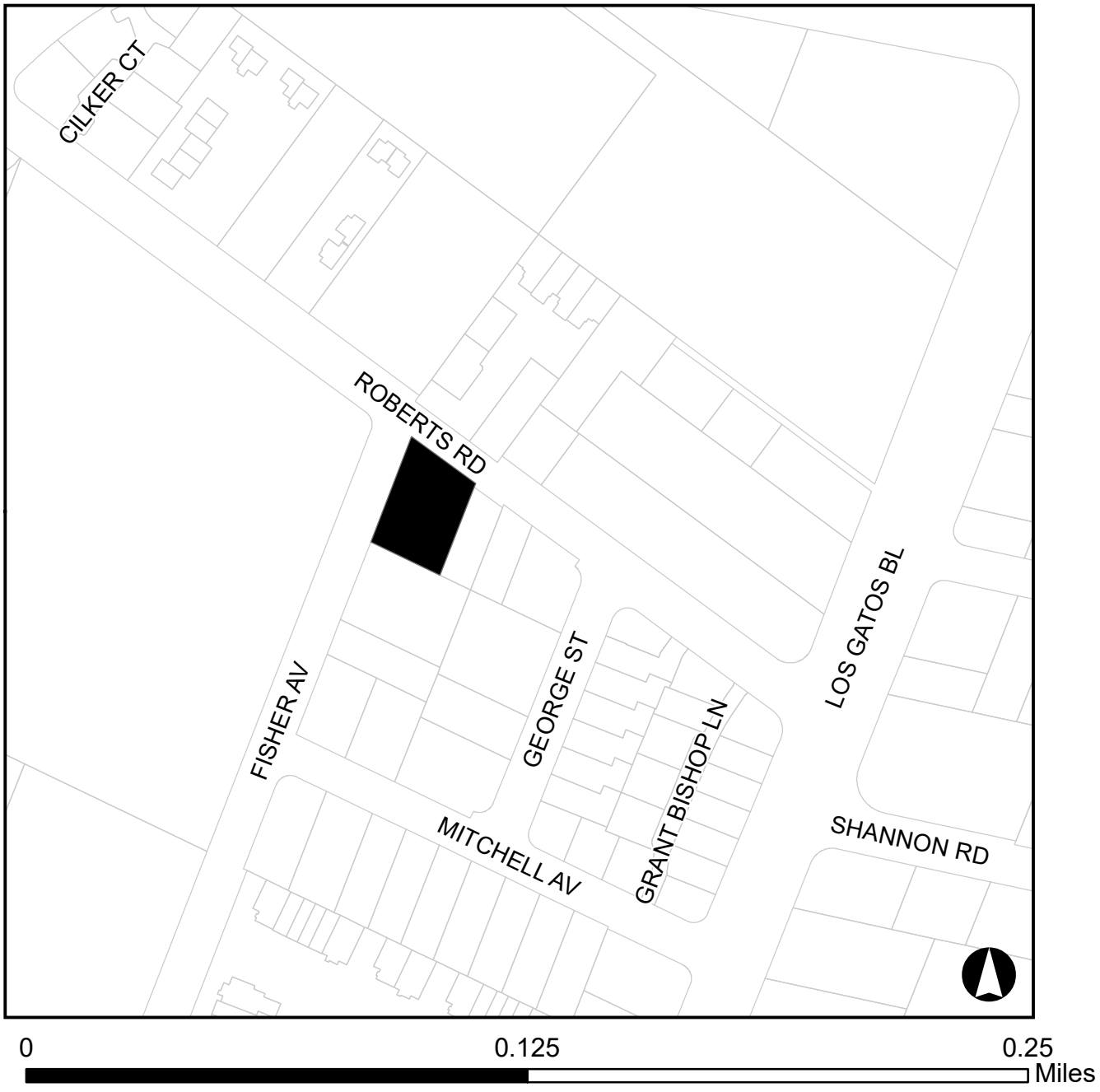


EXHIBIT 1

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

16940 Roberts Road
Architecture and Site Application S-19-008
Subdivision Application M-19-002

Requesting approval for demolition of an existing single-family residence, construction of three condominium units that will exceed the floor area ratio standards, and site improvements requiring a grading permit on property zoned RM:5-12. APN 529-18-053.
APPLICANT/PROPERTY OWNER: Josephine Chang

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, and Section 15315: Minor Land Divisions.

Required findings by Housing Element Policy HOU-8.1:

- The proposed development is consistent with the Town's Housing Element and addresses the Town's housing needs as identified in the Housing Element.

Required findings to deny a Subdivision application:

- As required by Section 66474 of the State Subdivision Map Act the map shall be denied if any of the following findings are made: **None of the findings could be made to deny the application.**

  Instead, the Planning Commission makes the following affirmative findings:

  a. That the proposed map is consistent with all elements of the General Plan.
  b. That the design and improvement of the proposed subdivision is consistent with all elements of the General Plan.
  c. That the site is physically suitable for the type of development.
  d. That the site is physically suitable for the proposed density of development
  e. That the design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat
  f. That the design of the subdivision and type of improvements is not likely to cause serious public health problems.
  g. That the design of the subdivision and the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

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

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

Required findings for exceeding the maximum Floor Area Ratio:

- As required by Section 29.40.075(c) of the Town Code, the deciding body may allow a FAR in excess of the FAR derived by the formulas in subsections (b)(1), (2), and (3) above if it makes the following findings:

  (1) The design theme, sense of scale, exterior materials and details of the proposed project are consistent with the provisions of:
    a. Any applicable landmark and historic preservation overlay zone; and
    b. Any applicable specific plan; and
    c. The adopted residential development standards; and

  (2) The lot coverage, setbacks, and FAR of the proposed project is compatible with the development on surrounding lots.

Required Compliance with the Residential Design Guidelines:

- The project is in compliance with the Residential Design Guidelines for single-family residential unit development not in hillside residential areas and was reviewed by the Town's Consulting Architect. The project is compatible with the immediate neighborhood in terms of size, bulk, and scale.

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.

PLANNING COMMISSION – *December 11, 2019*
CONDITIONS OF APPROVAL FOR:

16940 Roberts Road
Architecture and Site Application S-19-008
Subdivision Application M-19-002

Requesting approval for demolition of an existing single-family residence, construction of three condominium units that will exceed the floor area ratio standards, and site improvements requiring a grading permit on property zoned RM:5-12. APN 529-18-053. APPLICANT/PROPERTY OWNER: Josephine Chang

TO THE SATISFACTION OF THE DIRECTOR OF COMMUNITY DEVELOPMENT:

Planning Division

1. APPROVAL: This application shall be completed in accordance with all of the conditions of approval and in substantial compliance with the approved plans. Any changes or modifications to the approved plans 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. ARBORIST REQUIREMENTS: The developer shall implement, at their cost, all recommendations identified in the Consultant Arborist's reports dated as received October 10, 2019 for the project, on file in the Community Development Department. The recommendations must be incorporated in the building permit plans and completed prior to issuance of a building permit where applicable.
4. TREE REPLACEMENT: All approved tree replacements or in-lieu fees shall meet the requirements of Section 29.10.0985 of the Town Code.
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. TREE STAKING: All newly planted trees shall be double-staked using rubber tree ties.
7. FRONT YARD LANDSCAPE: Prior to issuance of a Certificate of Occupancy the front yard must be landscaped.
8. WATER EFFECIENCY LANDSCAPE ORDINANCE: The final landscape plan shall meet the Town of Los Gatos Water Conservation Ordinance or the State Water Efficient Landscape Ordinance, whichever is more restrictive. A review fee based on the current fee schedule adopted by the Town Council is required when working landscape and irrigation plans are submitted for review.
9. 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.
10. STORY POLES: The story poles on the project site shall be removed within 30 days of approval of the Architecture & Site application.
11. 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.

12. SOLAR. During the Architecture and Site application process all new residences, to the extent feasible, shall be designed to take full advantage of passive solar opportunities. Each residence shall be pre-plumbed for solar hot water heating and shall comply with the Town's Conservation Element of the General Plan.
13. COMPLIANCE MEMORANDUM: A memorandum shall be prepared and submitted with the building plans detailing how the Conditions of Approval will be addressed.
14. TOWN INDEMNITY: Applicants are notified that Town Code Section 1.10.115 requires that any applicant who receives a permit or entitlement from the Town shall defend, indemnify, and hold harmless the Town and its officials in any action brought by a third party to overturn, set aside, or void the permit or entitlement. This requirement is a condition of approval of all such permits and entitlements whether or not expressly set forth in the approval, and may be secured to the satisfaction of the Town Attorney.

Building Division

15. PERMITS REQUIRED: A Demolition Permit is required for the demolition of the single-family residence. An additional Demolition Permit is required for the demolition of the detached structure. A separate Building Permit is required for the construction of each of the condominium units with attached garages.
16. APPLICABLE CODES: The current codes, as amended and adopted by the Town of Los Gatos as of January 1, 2017, are the 2016 California Building Standards Code, California Code of Regulations Title 24, Parts 1-12. These codes are applicable on Building Applications up to December 20, 2019. Effective January 1, 2020 the 2019 California Building Standard Code, California Code of Regulations Title 24, Parts 1-12, as amended by the Town of Los Gatos, will be applicable.
17. 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.
18. BUILDING & SUITE NUMBERS: Submit requests for new building addresses to the Building Division prior to submitting for the building permit application process.
19. SIZE OF PLANS: Submit four sets of construction plans, minimum size 24" x 36", maximum size 30" x 42".
20. 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.

21. SOILS REPORT: A Soils Report, prepared to the satisfaction of the Building Official, containing foundation and retaining wall design recommendations, shall be submitted with the Building Permit Application. This report shall be prepared by a licensed Civil Engineer specializing in soils mechanics.
22. SHORING: Shoring plans and calculations will be required for all excavations which exceed five (5) feet in depth or which remove lateral support from any existing building, adjacent property, or the public right-of-way. Shoring plans and calculations shall be prepared by a California licensed engineer and shall confirm to the Cal/OSHA regulations.
23. FOUNDATION INSPECTIONS: A pad certificate prepared by a licensed civil engineer or land surveyor shall be submitted to the project Building Inspector at foundation inspection. This certificate shall certify compliance with the recommendations as specified in the Soils Report, and that the building pad elevations and on-site retaining wall locations and elevations have been prepared according to the approved plans. Horizontal and vertical controls shall be set and certified by a licensed surveyor or registered Civil Engineer for the following items:
    a. Building pad elevation
    b. Finish floor elevation
    c. Foundation corner locations
    d. Retaining wall(s) locations and elevations
24. TITLE 24 ENERGY COMPLIANCE: All required California Title 24 Energy Compliance Forms must be blue-lined (sticky-backed), i.e. directly printed, onto a plan sheet.
25. TOWN RESIDENTIAL ACCESSIBILITY STANDARDS: New residential units shall be designed with adaptability features for single-family residences per Town Resolution 1994-61:
    a. Wood backing (2" x 8" minimum) shall be provided in all bathroom walls, at water closets, showers, and bathtubs, located 34 inches from the floor to the center of the backing, suitable for the installation of grab bars if needed in the future.
    b. All passage doors shall be at least 32 inch doors on the accessible floor level.
    c. The primary entrance door shall be a 36 inch wide door including a 5'x 5' level landing, no more than 1 inch out of plane with the immediate interior floor level and with an 18 inch clearance at interior strike edge.
    d. A door buzzer, bell or chime shall be hard wired at primary entrance.
26. BACKWATER VALVE: The scope of this project may require the installation of a sanitary sewer backwater valve per Town Ordinance 6.50.025. Please provide information on the plans if a backwater valve is required and the location of the installation. The Town of Los Gatos Ordinance and West Valley Sanitation District (WVSD) requires backwater valves on drainage piping serving fixtures that have flood level rims less than 12 inches above the elevation of the next upstream manhole.
27. TOWN FIREPLACE STANDARDS: New wood burning fireplaces shall be an EPA Phase II approved appliance or gas appliance per Town Ordinance 1905. Tree limbs shall be cut within 10 feet of chimneys.
28. HAZARDOUS FIRE ZONE: All projects in the Town of Los Gatos require Class A roof assemblies.
29. SPECIAL INSPECTIONS: When a special inspection is required by CBC Section 1704, the Architect or Engineer of Record shall prepare an inspection program that shall be submitted to the Building Official for approval prior to issuance of the Building Permit. The Town Special Inspection form must be completely filled-out and signed by all requested parties prior to permit issuance. Special

Inspection forms are available from the Building Division Service Counter or online at www.losgatosca.gov/building.

30. 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.
31. APPROVALS REQUIRED: The project requires the following departments and agencies approval before issuing a building permit:
    a. Community Development – Planning Division: (408) 354-6874
    b. Engineering/Parks & Public Works Department: (408) 399-5771
    c. Santa Clara County Fire Department: (408) 378-4010
    d. West Valley Sanitation District: (408) 378-2407
    e. Local School District: The Town will forward the paperwork to the appropriate school district(s) for processing. A copy of the paid receipt is required prior to permit issuance.

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

Engineering Division

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

36. PRIVATE IMPROVEMENTS IN THE PUBLIC RIGHT-OF-WAY (INDEMNITY AGREEMENT): The property owner shall enter into an agreement with the Town for all existing and proposed private improvements within the Town's right-of-way. The Owner shall be solely responsible for maintaining the improvements in a good and safe condition at all times and shall indemnify the Town of Los Gatos. The agreement must be completed and accepted by the Director of Parks and Public Works, and subsequently recorded by the Town Clerk at the Santa Clara County Office of the Clerk-Recorder, prior to the issuance of any grading or building permits. Please note that this process may take approximately six to eight (6-8) weeks.
37. 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.
38. 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.
39. SITE SUPERVISION: The General Contractor shall provide qualified supervision on the job site at all times during construction.
40. 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.
41. PLAN CHECK FEES: Plan check fees associated with the Grading Permit shall be deposited with the Engineering Division of the Parks and Public Works Department prior to the commencement of plan check review.
42. INSPECTION FEES: Inspection fees shall be deposited with the Town prior to the issuance of any grading or building permits or recordation of the Parcel / Final Map.
43. 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.

44. 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.
45. 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.
46. DRIVEWAY: The driveway conforms to existing pavement shall be constructed in a manner such that the existing drainage patterns will not be obstructed.
47. DRAINAGE IMPROVEMENT: Prior to the recordation of a subdivision map (except maps for financing and conveyance purposes only) or prior to the issuance of any grading/improvement permits, whichever comes first, the Owner, Applicant and/or Developer shall: a) design provisions for surface drainage; and b) design all necessary storm drain facilities extending to a satisfactory point of disposal for the proper control and disposal of storm runoff; and c) provide a recorded copy of any required easements to the Town.
48. SURVEYING CONTROLS: Horizontal and vertical controls shall be set and certified by a licensed surveyor or registered civil engineer qualified to practice land surveying, for the top of wall elevations and locations for retaining walls.
49. TREE REMOVAL: Copies of all necessary tree removal permits shall be provided prior to the issuance of a grading permit/building permit.
50. PRECONSTRUCTION MEETING: Prior to issuance of any grading or building permits or the commencement of any site work, the general contractor shall:
    a. Along with the Owner, Applicant and/or Developer, attend a pre-construction meeting with the Town Engineer, or their representative, to discuss the project conditions of approval, working hours, site maintenance and other construction matters;
    b. Acknowledge in writing that they have read and understand the project conditions of approval and will make certain that all project sub-contractors have read and understand them as well prior to commencing any work, and that a copy of the project conditions of approval will be posted on-site at all times during construction.
51. GENERAL: The Owner, Applicant and/or Developer shall comply with all Town, County, State and Federal laws and regulations applicable to this land division.

52. PARCEL MAP: A parcel map shall be recorded. Two (2) copies of the parcel map and an electronic copy of the map and all associated materials shall be submitted to the Engineering Division of the Parks and Public Works Department for review and approval. Submittal shall include closure calculations, title reports and the appropriate fee. The map shall be recorded prior to the issuance of any grading or building permits. The Applicant/Developer/Subdivider shall provide the Engineering Division with an electronic copy (in PDF format) of the signed recorded map along with a CAD drawing of the Parcel Map after it is recorded.
53. WEST VALLEY SANITATION DISTRICT: All sewer connection and treatment plant capacity fees shall be paid either immediately prior to the recordation of any subdivision or tract maps with respect to the subject property or properties or immediately prior to the issuance of a sewer connection permit, which ever event occurs first. Written confirmation of payment of these fees shall be provided prior to map recordation.
54. DEDICATIONS: The following shall be dedicated on the final/parcel map by separate instrument. The dedication shall be recorded before any grading or building permits are issued:
    a. Roberts Road: right-of-way resulting in a 30-foot half-street width with a fifteen (15) foot radius at the intersection with Fisher Avenue shall be dedicated in fee.
    b. Fisher Avenue: right-of-way resulting in a 28-foot half-street width with a fifteen (15) foot radius at the intersection with Roberts Road shall be dedicated in fee.
55. DEMOLITION: The existing building shall be demolished prior to recordation of the parcel map affected by this existing building.
56. SOIL RECOMMENDATIONS: The project shall incorporate the geotechnical/geological recommendations contained in the project's design-level geotechnical/geological investigation as prepared by the Owner, Applicant and/or Developer's engineer(s), and any subsequently required report or addendum. Subsequent reports or addendum are subject to peer review by the Town's consultant and costs shall be borne by the Owner, Applicant and/or Developer.
57. 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. An electronic copy (PDF) 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.
58. WATER METER: The water meters shall be located 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.
59. SANITARY SEWER CLEANOUT: The sanitary sewer cleanouts shall be located within the property in question, within one (1) foot of the property line per West Valley Sanitation District Standard Drawing 3, or at a location specified by the Town. The Owner, Applicant and/or Developer shall repair and replace to existing Town standards any portion of concrete flatwork within said right-of-way that is damaged during this activity prior to issuance of a certificate of occupancy.

60. PUBLIC IMPROVEMENTS: The following improvements shall be installed by the 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 any grading or building permits or the recordation of a map. Plans for the improvements must be approved by the Town prior to the issuance of any grading or building permits. The improvements must be completed and accepted by the Town before the issuance of any grading or building permits unless otherwise allowed by the Town Engineer.
    a. Roberts Rd
        i. Curb, gutter, sidewalk, signing and striping.
        ii. Remove and replace the existing pavement section along the project frontage with a traffic-appropriate engineered structural pavement section from centerline to the proposed lip of gutter on the project (south) side.
    b. Fisher Ave
        i. Curb, gutter, sidewalk, signing and striping.
        ii. Remove and replace the existing pavement section along the project frontage with a traffic-appropriate engineered structural pavement section from centerline to the proposed lip of gutter on the project (east) side.
61. 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.
62. GREEN INFRASTRUCTURE MEASURES: Projects which propose work within the Town's right-of-way, including but not limited to pavement restoration, street widening, construction of curb, gutter and/or sidewalk, right-of-way dedication, etc., will be evaluated by Staff to determine its potential for the implementation of Green Infrastructure measures and associated improvements.
63. FRONTAGE IMPROVEMENTS: The Developer shall be required to improve the project's public frontage (right-of-way line to centerline and/or to limits per the direction of the Town Engineer) to current Town Standards. These improvements may include but not limited to curb, gutter, sidewalk, driveway approach(es), curb ramp(s), signs, pavement, raised pavement markers, thermoplastic pavement markings, etc. Plans for the improvements must be approved by the Town prior to the issuance of any grading or building permits. The improvements must be completed and accepted by the Town before the issuance of any grading or building permits unless otherwise allowed by the Town Engineer.
64. GREEN BICYCLE FACILITIES: The Owner, Applicant and/or Developer shall install green bike lanes as directed by the Town Engineer. The improvements must be completed and accepted by the Town before a Certificate of Occupancy for any new building can be issued.
65. 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.

66. UTILITY SETBACKS: House foundations shall be set back from utility lines a sufficient distance to allow excavation of the utility without undermining the house foundation. The Town Engineer shall determine the appropriate setback based on the depth of the utility, input from the project soils engineer, and the type of foundation.
67. 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.
68. 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.
69. DRIVEWAY APPROACH: The Owner, Applicant and/or Developer shall install three (3) Town standard residential 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.
70. 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.
71. FENCING: Any fencing proposed within two hundred (200) feet of an intersection shall comply with Town Code Section §23.10.080.
72. 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.

73. FENCES: Fences between all adjacent parcels will need to be located on the property lines/boundary lines. Any existing fences that encroach into the neighbor's property will need to be removed and replaced to the correct location of the boundary lines before a Certificate of Occupancy for any new building can be issued. Waiver of this condition will require signed and notarized letters from all affected neighbors.
74. FRONTAGE IMPROVEMENTS (TRAFFIC): The Developer shall construct improvements including and may not be limited to signage, striping, curb/gutter/sidewalk, ADA ramps, pedestrian crosswalk at project frontage as directed by the Town Engineer. Plans for the improvements must be approved by the Town prior to the issuance of any grading or building permits. The improvements must be completed and accepted by the Town before the issuance of any grading or building permits unless otherwise allowed by the Town Engineer.
75. TRAFFIC IMPACT MITIGATION FEE: Prior to the issuance of any building/grading permits, the Owner/Applicant/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 any grading or building permit. The final traffic impact mitigation fee for this project shall be calculated from the final plans using the current fee schedule and rate schedule in effect at the time the building permit is issued, using a comparison between the existing and proposed uses.
76. 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.
77. TRAFFIC CONTROL PLAN: A traffic control plan is required and must be submitted and approved by the Town Engineer prior to the issuance of an encroachment, grading or building permit. This plan shall include, but not be limited to, the following measures:
    a. Construction activities shall be strategically timed and coordinated to minimize traffic disruption for schools, residents, businesses, special events, and other projects in the area. The schools located on the haul route shall be contacted to help with the coordination of the trucking operation to minimize traffic disruption.
    b. Flag persons shall be placed at locations necessary to control one-way traffic flow. All flag persons shall have the capability of communicating with each other to coordinate the operation.
    c. Prior to construction, advance notification of all affected residents and emergency services shall be made regarding one-way operation, specifying dates and hours of operation.
78. CONSTRUCTION TRAFFIC CONTROL: All construction traffic and related vehicular routes, traffic control plan, and applicable pedestrian or traffic detour plans shall be submitted for review and approval by the Town Engineer prior to the issuance of an encroachment, grading or building permit.
79. 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.
80. 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.

81. CONSTRUCTION HOURS: All subdivision improvements and site improvements construction activities, including the delivery of construction materials, labors, heavy equipment, supplies, etc., shall be limited to the hours of 8:00 a.m. to 8:00 p.m., weekdays and 9:00 a.m. to 7:00 p.m. weekends and holidays. The Town may authorize, on a case-by-case basis, alternate construction hours. The Owner, Applicant and/or Developer shall provide written notice twenty-four (24) hours in advance of modified construction hours. Approval of this request is at discretion of the Town.
82. 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.
83. CONSTRUCTION MANAGEMENT PLAN SHEET: Prior to the issuance of any encroachment, grading or building permits, the Developer's design consultant shall submit a construction management plan sheet (full-size) within the plan set that shall incorporate at a minimum the Earth Movement Plan, Traffic Control Plan, Project Schedule, site security fencing, employee parking, construction staging area, materials storage area(s), concrete washout(s) and proposed outhouse locations. Please refer to the Town's Construction Management Plan Guidelines document for additional information.
84. 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.
85. 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.

86. 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.
87. LANDSCAPE MAINTENANCE AGREEMENT: The Developer shall enter into a Landscape Maintenance Agreement with the Town of Los Gatos in which the Developer agrees to maintain the vegetated areas along the project's Roberts Road frontage located within the public right-of-way. The agreement must be completed and accepted by the Town Attorney prior to the issuance of any encroachment, grading or building permits.
88. 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.
89. 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.
90. AIR QUALITY: To limit the project's construction-related dust and criteria pollutant emissions, the following the Bay Area Air Quality Management District (BAAQMD)-recommended basic construction measures shall be included in the project's grading plan, building plans, and contract specifications:
    a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day, or otherwise kept dust-free

b. All haul trucks designated for removal of excavated soil and demolition debris from site shall be staged off-site until materials are ready for immediate loading and removal from site.
c. All haul trucks transporting soil, sand, debris, or other loose material off-site shall be covered.
d. As practicable, all haul trucks and other large construction equipment shall be staged in areas away from the adjacent residential homes.
e. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day, or as deemed appropriate by Town Engineer. The use of dry power sweeping is prohibited. An on-site track-out control device is also recommended to minimize mud and dirt-track-out onto adjacent public roads.
f. All vehicle speeds on unpaved surfaces shall be limited to fifteen (15) miles per hour.
g. All driveways and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
h. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within forty-eight (48) hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations. Please provide the BAAQMD's complaint number on the sign: 24-hour toll-free hotline at 1-800-334-ODOR (6367).
i. All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed twenty (20) miles per hour.
j. Vegetative ground cover (e.g., fast-germinating native grass seed) shall be planted in disturbed areas as soon as possible and watered appropriately until vegetation is established.

91. DETAILING OF STORMWATER MANAGEMENT FACILITIES: Prior to the issuance of any grading or building permits, all pertinent details of any and all proposed stormwater management facilities, including, but not limited to, ditches, swales, pipes, bubble-ups, dry wells, outfalls, infiltration trenches, detention basins and energy dissipaters, shall be provided on submitted plans, reviewed by the Engineering Division of the Parks and Public Works Department, and approved for implementation.
92. 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.
93. SITE DRAINAGE: Rainwater leaders shall be discharged to splash blocks. No through curb drains will be allowed. On-site drainage systems for all projects shall include one of the alternatives included in section C.3.i of the Municipal Regional NPDES Permit. These include storm water reuse via cisterns or rain barrels, directing runoff from impervious surfaces to vegetated areas and use of permeable surfaces. No improvements shall obstruct or divert runoff to the detriment of an adjacent, downstream or down slope property.
94. SILT AND MUD IN PUBLIC RIGHT-OF-WAY: It is the responsibility of Contractor and Owner/Applicant/Developer 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.

95. GOOD HOUSEKEEPING: Good housekeeping practices shall be observed at all times during the course of construction. All construction shall be diligently supervised by a person or persons authorized to do so at all times during working hours. The Owner, Applicant and/or Developer's representative in charge shall be at the job site during all working hours. Failure to maintain the public right-of-way according to this condition may result in penalties and/or the Town performing the required maintenance at the Owner, Applicant and/or Developer's expense.
96. PERMIT ISSUANCE: Permits for each phase; reclamation, landscape, and grading, shall be issued simultaneously.
97. COVERED TRUCKS: All trucks transporting materials to and from the site shall be covered.
98. PRIVATE EASEMENTS: Agreements detailing rights, limitations, and responsibilities of involved parties shall accompany each private easement. The easements and associated agreements shall be recorded simultaneously with the Final/Parcel map. A copy of the recorded agreement(s) shall be submitted to the Engineering Division of the Parks and Public Works Department prior to the issuance of any permit.

TO THE SATISFACTION OF THE SANTA CLARA COUNTY FIRE DEPARTMENT:

99. FIRE SPRINKLERS REQUIRED: (As noted on Sheet A) An automatic sprinkler system shall be installed in one- and two-family dwellings as follows: 1. In all new one- and two-family dwellings and in existing one- and two-family dwellings when additions are made that increase the building area to more than 3,600 square feet. Exception: A one-time addition to an existing building that does not total more than 1,000 square feet of building area. 2. In all new basements and in existing basements that are expanded. Exception: Existing basements that are expanded by note more than 50 percent. NOTE: The owner(s), occupant(s) and contractor(s) or subcontractor(s) are responsible for consulting with the water purveyor of record in order to determine if any modification or upgrade of the existing water service is required. A State of California licensed (C-16) Fire Protection Contractor shall submit plans, calculations, a completed permit application and appropriate fees to this department for review and approval prior to beginning their work. CRC Sec. 313.2 as adopted and amended by LGTC.
100. CONSTRUCTION SITE FIRE SAFETY: All construction sites must comply with applicable provisions of the CFC Chapter 33 and our Standard Detail and Specifications SI-7. Provide appropriate notations on subsequent plan submittals, appropriate to the project CFC Chapter 33.
101. WATER SUPPLY REQUIREMENTS: Potable water supplies shall be protected from contamination caused by fire protection water supplies. It is the responsibility of the applicant and any contractors and subcontractors to contact the water purveyor supplying the site of such project, and to comply with the requirements of that purveyor. Such requirements shall be incorporated into the design of any water-based fire protection systems, and/or fire suppression water supply systems or storage containers that may be physically connected in any manner to an appliance capable of causing contamination of the potable water supply of the purveyor of record. Final approval of the system(s) under consideration will not be granted by this office until compliance with the requirements of the water purveyor of record are documented by that purveyor as having been met by the applicant(s). 2016 CFC Sec. 903.3.5 and Health and Safety Code 13114.7.

102. ADDRESS IDENTIFICATION: New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other signs or means shall be used to identify the structure. Address numbers shall be maintained. CFC Section 505.1

N:\DEV\CONDITIONS\2019\Roberts Rd 16940 - PC COA.docx

Neighborhood Interaction

Resubmittal: 2nd Technical Review on 6/19/19

Date: October 1, 2019
Project Applicant: Josephine Chang
Project Address: 16940 Roberts Rd., Los Gatos

Saturday, 9/14/19 @ 10am: Knocked on neighbor doors, got ahold of, and spoke to:

Owner: Patti Aguiar, Aquiar Family Trust

Address: 16194 Fisher Ave., Los Gatos
16195 George St., Los Gatos
16890 Roberts Rd., Los Gatos

9/30/19

Dear Josephine Chang,

As a neighbor at 16194 Fisher Avenue and owner of Green Hills Pre School on George Street, I strongly support your proposed project at 16940 Roberts Road and 16890 as owner.

Sincerely,

Patti Aguiar

Owner: Lazaro and Bridget Garza

Address: 16915 Mitchell Ave., Los Gatos
16203 George St., Los Gatos

9/25/19

Dear Josephine,

Thank you so much for coming by and sharing your plans for the land on the corner of Fisher and Roberts roads. The three properties seem to fit in well with the other new homes in the area. I like the fact that they are small, and will not over whelm the existing homes. Traffic is a concern, as with all new development, especially with the school being so near. I think the addition of the landscaping will be a real plus for the neighborhood. We look forward to the upgrades this project provides for our block. Thanks for keeping us informed regarding this development.

Sincerely Bridet and Laz Garza

Bridget Lazaro

Ryan Safty

From: Josephine Chang <josephine@lciproperties.com>
Sent: Tuesday, October 1, 2019 1:49 PM
To: Ryan Safty
Subject: Fwd: 16940 Roberts Road Project

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Ryan,

Please include forwarded email as part of Neighbor Interactions.

Thank you,
Josephine

Begin forwarded message:

> **From:** Pamela Berg <pamela.berg@compass.com>
> **Date:** October 1, 2019 at 1:42:48 PM PDT
> **To:** Josephine Chang <josephine@lciproperties.com>, Pamela Berg <pamela.berg@compass.com>
> **Subject: 16940 Roberts Road Project**
>
> Hi Josephine,
>
> I am writing to you in support of your appealing plans for the new units at 16940 Roberts Road. As a neighbor residing on Albert Court and a local Realtor, it is important to me that the plans are aesthetically pleasing, as well as address the needs of the residents of our community during this housing shortage. I feel that the smaller homes of 1800 square feet with 4 bedrooms and 3 bathrooms are a great solution to maximizing living space on the property, and are also positioned well on the lot for a feeling of spaciousness. Also, the articulation, roof lines, and materials used are visually appealing and will create a more modern and updated feeling for the neighborhood. I am enthusiastic about this wonderful plan moving forward as an enhancement to the community.
>
> Thank you,
>
> Pamela Berg

Pamela Berg, CFP
Realtor®
DRE# 01912586
Compass
408 832 5140
pamela.berg@compass.com
750 University Avenue, Suite 150
Los Gatos, CA 95032

MINUTES OF THE CONCEPTUAL DEVELOPMENT ADVISORY COMMITTEE MEETING APRIL 11, 2018

The Conceptual Development Advisory Committee of the Town of Los Gatos conducted a Regular Meeting on April 11, 2018, at 4:30 p.m.

MEETING CALLED TO ORDER AT 4:30 P.M.

ROLL CALL

Present: Vice Chair Mary Badame, Committee Member Michael Kane, Committee Member, Thomas O'Donnell, Committee Member Barbara Spector
Absent: Chair Marcia Jensen

VERBAL COMMUNICATIONS

None.

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

1. **Approval of Minutes** – March 14, 2018

MOTION: **Motion** by **Committee Member Barbara Spector** to approve the consent item. **Seconded** by **Committee Member Thomas O'Donnell.**

VOTE: **Motion passed unanimously.**

PUBLIC HEARINGS

2. **16940 Roberts Road**
   Conceptual Development Advisory Committee Application CD-18-001

   Requesting a preliminary review of plans for demolition of an existing single-family home and construction of a three-unit, two-story, multi-family dwelling on property zoned RM:5-12. APN 529-18-053
   PROPERTY OWNER: Chang 2003 Family Trust
   APPLICANT: Josephine Chang
   PROJECT PLANNER: Jocelyn Shoopman
   Continued from March 14, 2018

Jocelyn Shoopman, Associate Planner, presented the staff report.

Applicant presented the proposed project.

Opened and closed Public Comment.

Committee members discussed the matter and provided the following questions and comments:

- Detached homes would be a better fit for the neighborhood.
- The Committee is more in favor of the detached homes.
- Smaller units would be preferred and would be a nice option for smaller families.

OTHER BUSINESS

3. **Election of Chair and Vice Chair**

MOTION: **Motion** by **Vice Chair Mary Badame** to elect Barbara Spector as Chair. **Seconded** by **Committee Member Thomas O'Donnell.**

VOTE: **Motion failed due to Committee Member Barbara Spector declining nomination.**

MOTION: **Motion** by **Vice Chair Mary Badame** to continue the matter to the next CDAC meeting. **Seconded** by **Committee Member Barbara Spector.**

VOTE: **Motion passed unanimously.**

ADJOURNMENT

The meeting adjourned at 4:44 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the April 11, 2018 meeting as approved by the Conceptual Development Advisory Committee.

Sylvie Roussel, Administrative Technician

MINUTES OF THE HISTORIC PRESERVATION COMMITTEE MEETING SEPTEMBER 26, 2018

The Historic Preservation Committee of the Town of Los Gatos conducted a Regular Meeting on September 26, 2018, at 4:00 p.m.

ROLL CALL

Present: Chair Nancy Derham, Vice Chair Matthew Hudes, Committee Member Robert Cowan, Committee Member Thomas O'Donnell, Committee Member Leonard Pacheco
Absent: None

MEETING CALLED TO ORDER AT 4:00 P.M.

VERBAL COMMUNICATIONS

None.

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

1. Approval of Minutes – August 22, 2018

MOTION: **Motion** by **Committee Member Leonard Pacheco** to approve the consent item. **Seconded** by **Committee Member Thomas O'Donnell.**

VOTE: **Motion passed 4-0-1, Vice Chair Matthew Hudes abstained.**

PUBLIC HEARINGS

2. 16940 Roberts Road

Requesting approval to remove a pre-1941 property from the Historic Resources Inventory for property zoned R-M:5-12. APN 529-18-053.
PROPERTY OWNER: Chang 2003 Family Trust
APPLICANT: Josephine Chang
PROJECT PLANNER: Jocelyn Shoopman
Continued from 8/22/2018

Jocelyn Shoopman, Associate Planner, presented the staff report.

Open and closed the Public Comment.

Committee members discussed the matter.

MOTION: **Motion** by **Vice Chair Matthew Hudes** to approve the removal of a pre-1941 property located at 16940 Roberts Road from the Historic Resource Inventory. **Seconded** by **Committee Member Leonard Pacheco.**

VOTE: **Motion passed unanimously.**

OTHER BUSINESS

3. 221 Almendra Avenue

   Requesting preliminary review of a proposal for construction of a second story addition to a non-contributing structure in the almond grove historic district on property zoned R-1D:LHP. APN 510-14-044.
   PROPERTY OWNER: Devcon Construction Inc.
   APPLICANT: Brett Brenkwitz
   PROJECT PLANNER: Jocelyn Shoopman

Committee Member Robert Cowan recused himself from this item.

Jocelyn Shoopman, Associate Planner, presented the staff report.

Committee members discussed the matter.

ADJOURNMENT

The meeting adjourned at 4:38 p.m.

This is to certify that the foregoing is a true
and correct copy of the minutes of the
September 26, 2018 meeting as approved by the
Historic Preservation Committee.

_____

/s/ Sylvie Roussel, Administrative Technician

ROBERTS ROAD - PROJECT DATA			
	EXISTING CONDITIONS	PROPOSED PROJECT	REQUIRED/ PERMITTED
Zoning district	R-M:5-12	same	-
Land use	One single-family dwelling	Three single-family condominiums	-
General Plan Designation	medium density residential	same	-
Lot size (sq. ft.)	13980	12484	
Exterior materials:			
$ siding	Horizontal wood siding	Straight edge shingle, Hardi	-
$ trim	3 ½" wood trim	5 ½" wood trim	-
$ windows	Wood windows	Vinyl windows	-
$ roofing	Asphalt shingle	Asphalt shingle	-
Building floor areas:			
$ first floor	2172 sf	Total: 2857 sf	-
$ second floor	n/a	Total: 2550 sf	-
$ cellar	100 sf	N/A	-
$ garage	580 sf	Total: 793 sf	-
Setbacks (ft.):			
$ front	37.7 ft	25 ft	25 feet minimum
$ rear	9.3 ft	20 ft	20 feet minimum
$ side abutting street	1.1 ft	20 ft	20 feet minimum
$ side	11.2 ft	11 ft	8 feet minimum
Maximum height (ft.)	16.7 ft	24 ft	30 feet maximum
Building coverage (%)	22.0%	32.21%	40% maximum

EXHIBIT 7

Floor Area Ratio (%)			
$ single-family dwelling(s)	17.4 %	43%	3,622 sq. ft. maximum
$ garage(s)	2172 sf	793 sf	987 sq. ft. maximum
Parking	2 garage	3 garage, 3 uncovered	two spaces minimum
Tree Removals	Remove: 14 trees Total canopy removed: 3748 sf	Plant: 13 (24" box) Plant: 38 (15 gallon) Total canopy planted: 4125 sf	canopy replacement
Sewer or septic	sewer	sewer	-

CDG
CANNON
DESIGN
GROUP

ARCHITECTURE PLANNING URBAN DESIGN

August 19, 2019

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

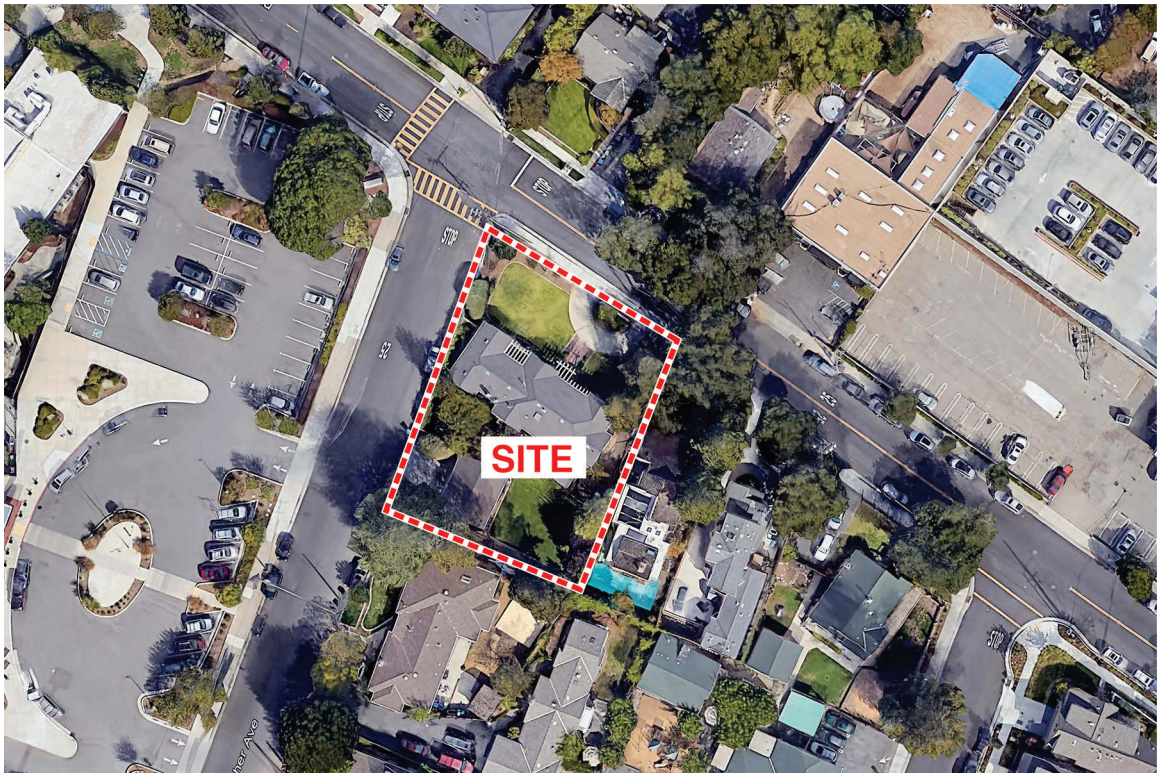
RE: 16940 Roberts Road

Dear Ryan:

I reviewed the drawings, and reviewed the site context. I have reviewed many homes nearby. My comments and recommendations are as follows:

NEIGHBORHOOD CONTEXT

The site is a corner lot located within an established neighborhood with a mix of one and two-story homes and other commercial and institutional uses. The site is shown on the aerial photo below, and photos of the site and its surroundings are on the following page.

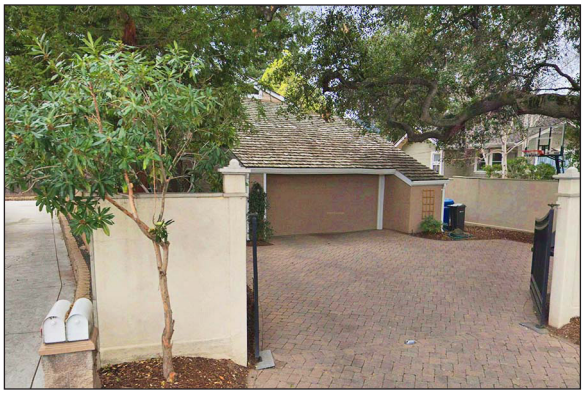


700 LARKSPUR LANDING CIRCLE . SUITE 199 . LARKSPUR . CA . 94939

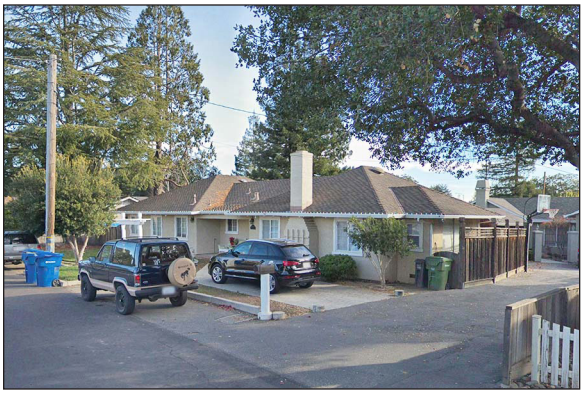
TEL: 415.331.3795
CDGPLAN@PACBELL.NET

The Site and existing house

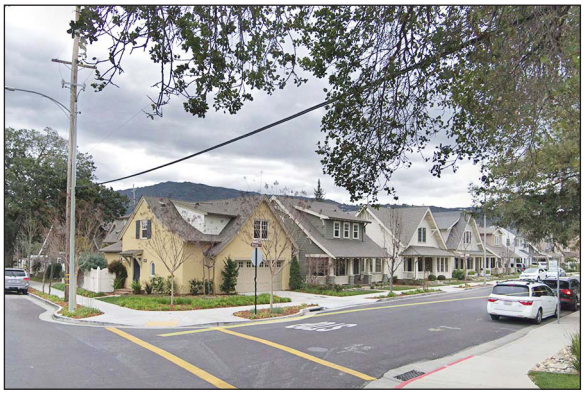
School immediately across Fisher Avenue



House to the immediate left on Roberts Road

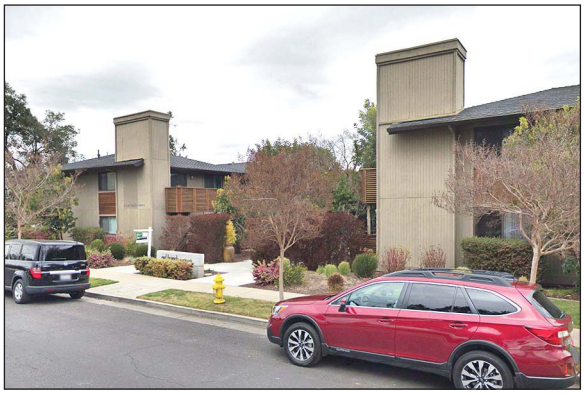


House to the immediate right on Fisher Avenue



Nearby Laurel Meadows single family homes development

Nearby one-story house across Roberts Road

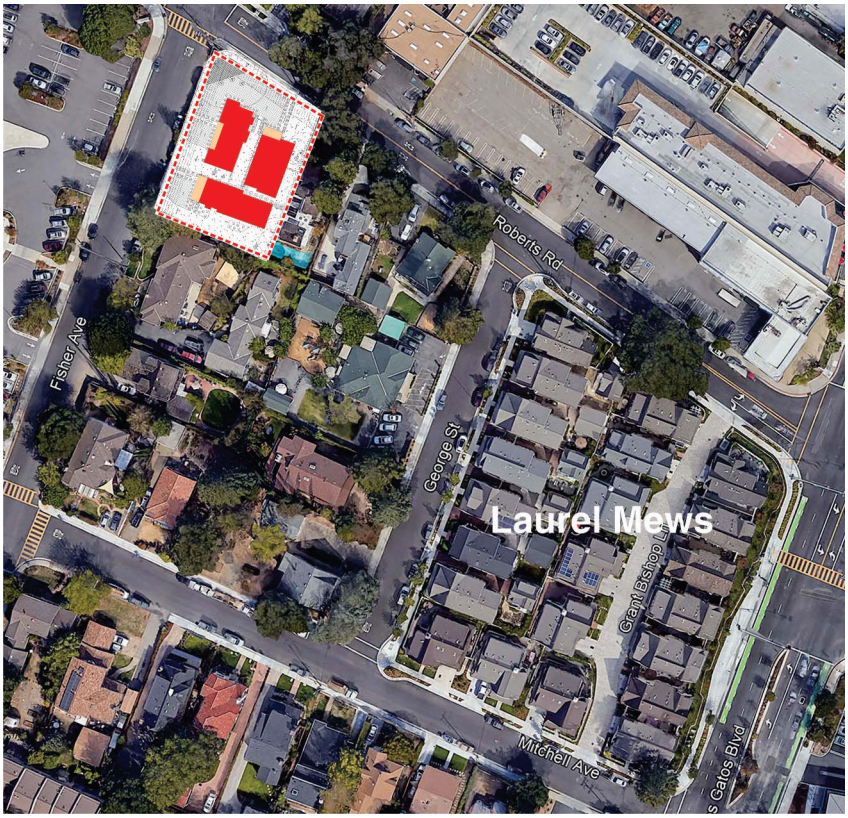


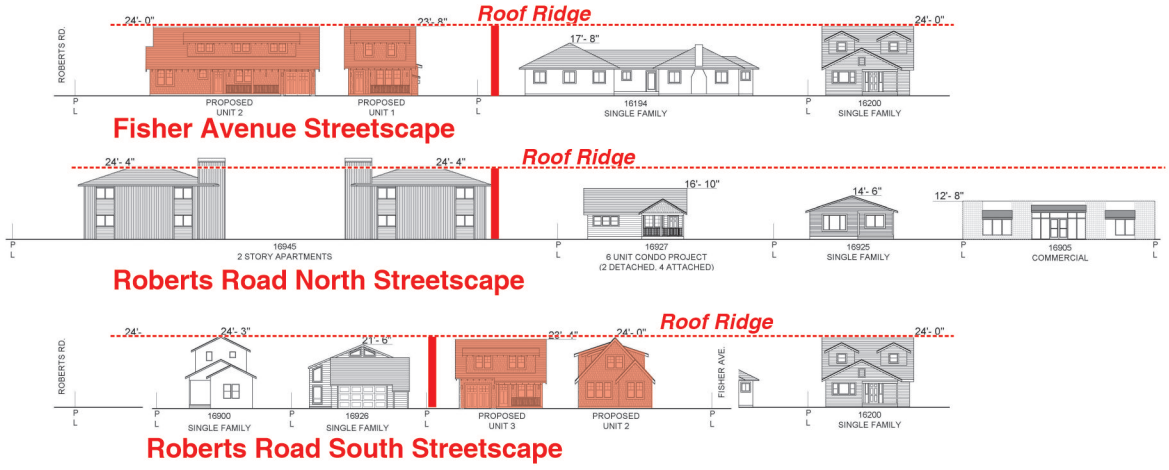
Nearby two-story Multifamily development on Roberts Road

Nearby two-story house on Fisher Avenue

ISSUES AND CONCERNS

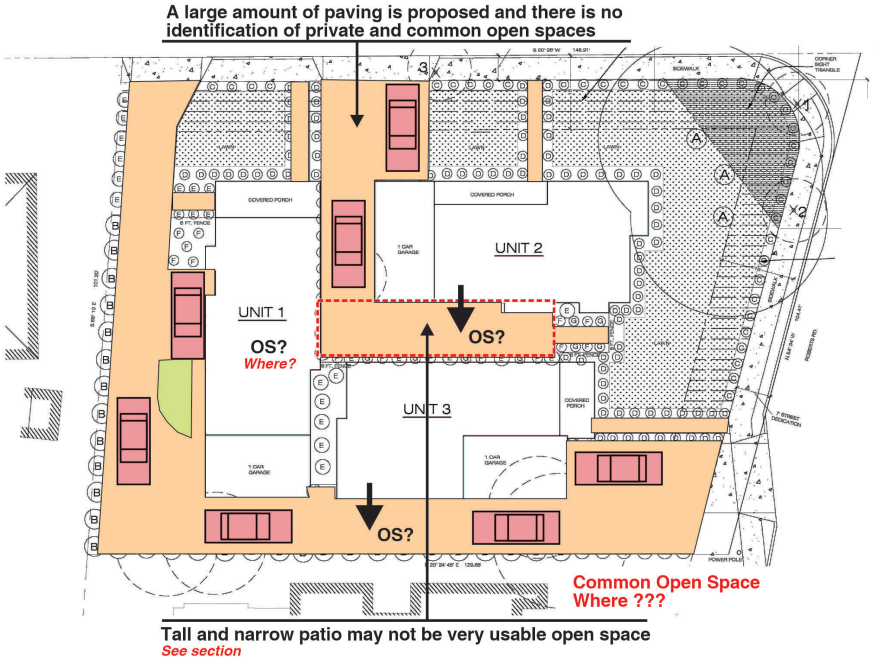
In general, the proposed project seems well fitted to the site. The height and bulk of "the three homes would be similar to nearby structures and be similar, but appear larger than, the Laurel Mews subdivision. - see illustrations below.
There are, however, a number of issues, as follow:

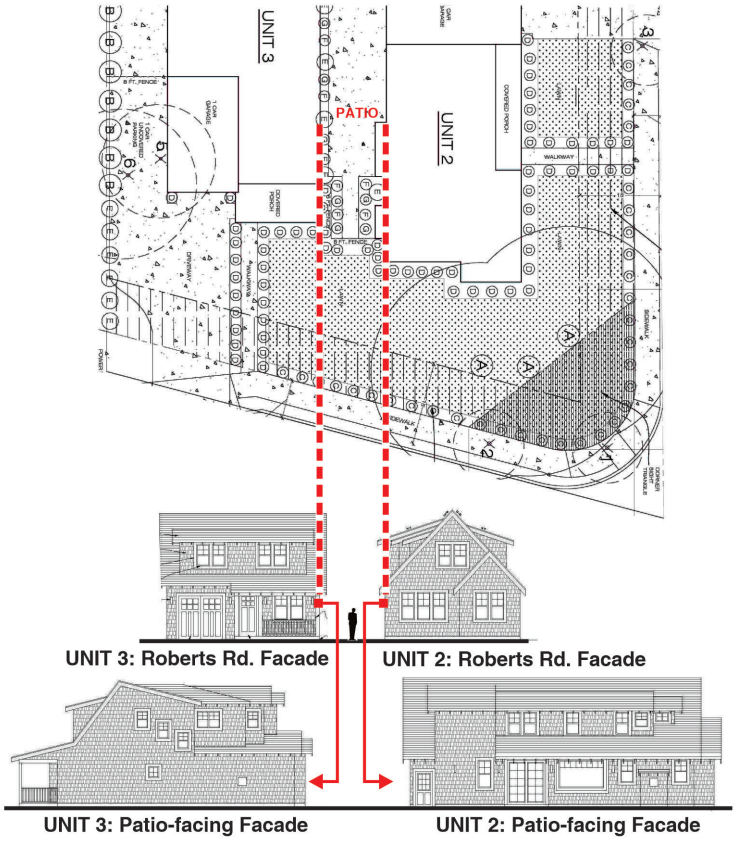




SITE PLAN

1. The proposed site plan has a large amount of paving relative to the overall site area.
2. The project data shows a calculation of private and common open space, but they are not designated on the site plan. Some spaces may not be very usable as open space. The one area that seems to be designated as open space, The Patio, is a tall and narrow space which would receive little sunlight.- see plan and section below.



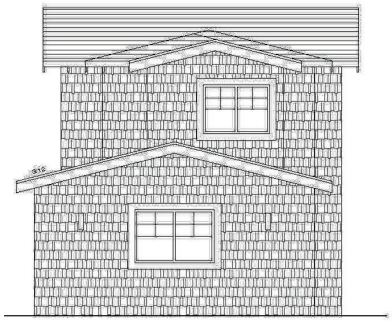


LOT 1

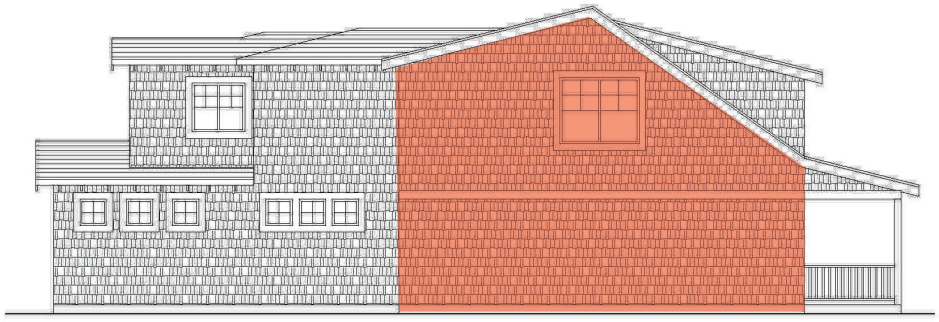
The Lot 1 unit seems well designed with an identifiable architectural style similar to the homes in the nearby Laurel Mews project. Exposed rafter tails, wide window trim and wood columns and railings at the front porches add to the authenticity of the design. Primary issues are:

1. The two-story tall unbroken facade on the left side elevation would not be consistent with Residential Design Guideline 3.3.3.
2. The gas fireplace on the right side elevation without a chimney appropriate to the architectural style would not consistent with Residential Design Guideline 3.10.4.

Lot 1: Front Elevation



Lot 1: Rear Elevation



Unbroken two-story wall is not consistent with Residential Design Guideline 3.3.3

Lot 1: Left Side Elevation

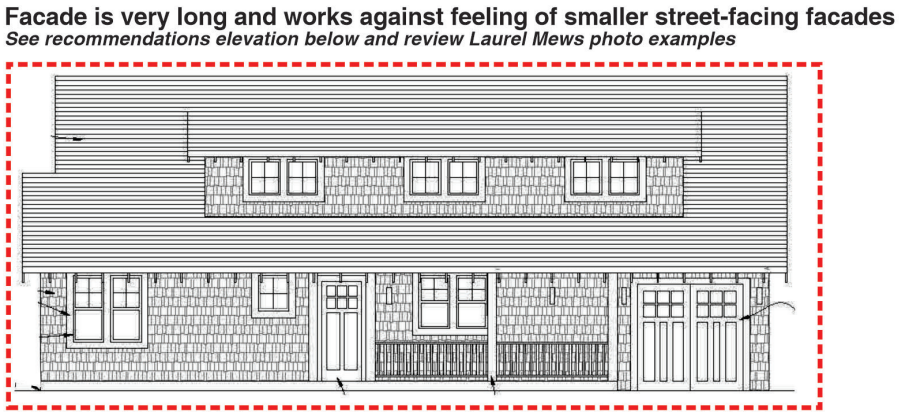
Gas fireplace without a chimney suitable to the architectural style is not consistent with Residential Design Guideline 3.10.4

Lot 1: Right Side Elevation

LOT 2

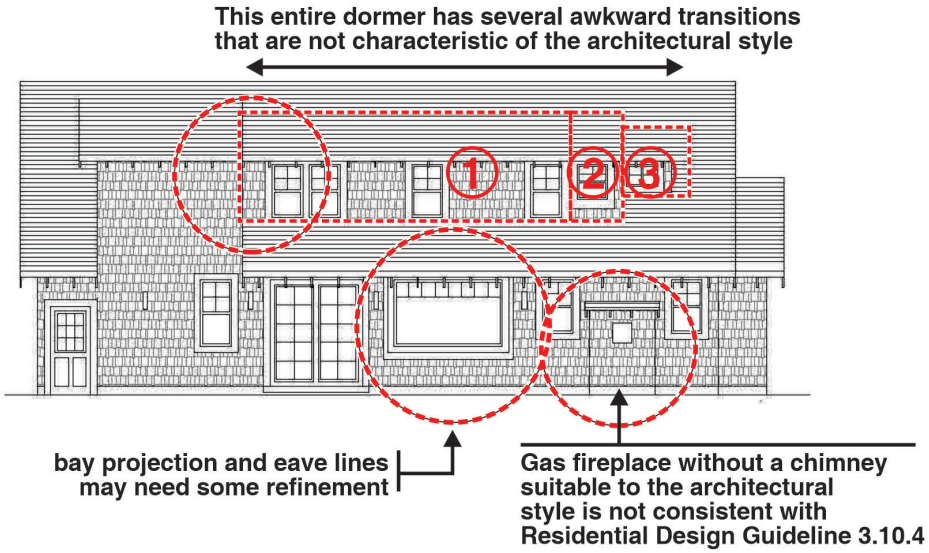
The Lot 2 unit design is similar in form, materials and details to the other two units. The primary issues relate to the front and rear elevations are as follows:

1. The front elevation, facing Fisher Avenue, is rather long, and does not work as well in its streetscape integration with the other street-facing facades here and at the Laurel Mews project a block to the east.



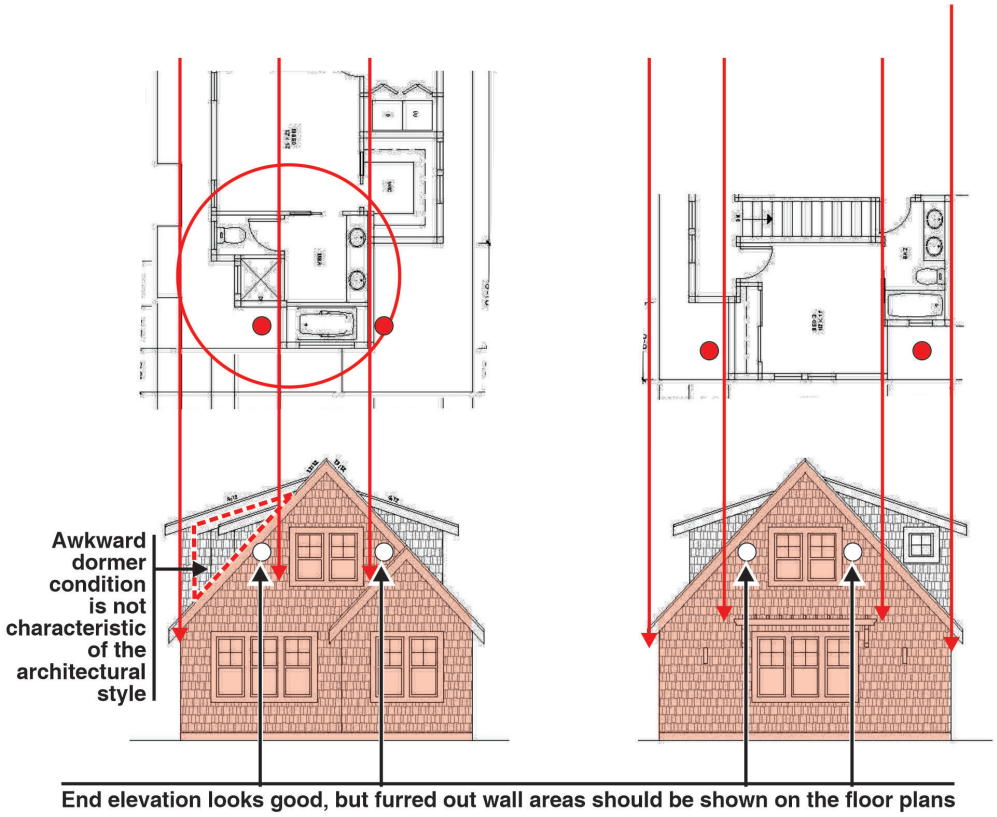
Lot 2: Front Elevation

2. The shed roof dormer on the rear elevation has a number of awkward transitions that are not characteristic of the architectural style.



Lot 2: Rear Elevation

3. The end elevations are well done, but appear to rely on furred-out wall areas to achieve the simple, clean lines.



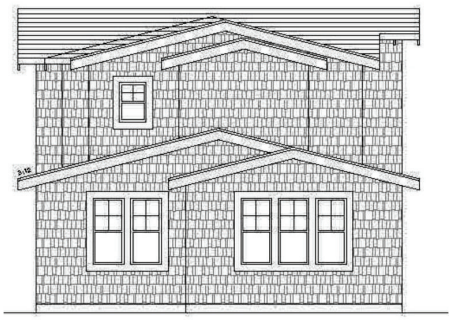
Lot 2: End Elevations

LOT 3

The Lot 3 unit is well done. I see only one issue:

1. The two-story tall unbroken facade on the both side elevations would not be consistent with Residential Design Guideline 3.3.3

Lot 3: Front Elevation



Lot 3: Rear Elevation

Unbroken two-story wall is not consistent with Residential Design Guideline 3.3.3

OTHER ISSUES: ALL UNITS

1. All windows are proposed as vinyl, and drawn with relatively narrow jambs and sill sections compared to other traditional homes of this style in Los Gatos.
2. Exposed rafter tails do add details appropriate to the selected architectural style. However, the gable ends are lacking the exposed supporting beam ends that are typical for the style - see the nearby Laurel Mews units for examples.
3. Gas fireplaces without a chimney appropriate to the architectural style would not consistent with Residential Design Guideline 3.10.4.

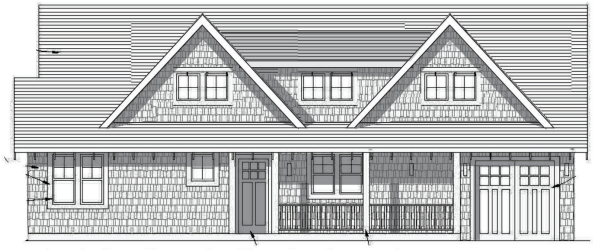
3.10.4 Chimneys

- *Chimney materials, size, shape and height should be appropriate to the architectural style and to the scale of the house. Avoid undersized chimneys that are too narrow and too low. Add chimneys for gas fireplaces when the architectural style would normally feature chimneys.*

RECOMMENDATIONS

1. Reduce the amount of site paving as much as possible.
2. Clearly delineate the proposed private and common open spaces.
3. Revise the Lot 2 Fisher Avenue elevation to break up the scale of the long elevation. One example is shown in the illustration below along with two good examples from the nearby Laurel Mews project.

Lot 2: Proposed Fisher Avenue Elevation



Lot 2: One Alternative Elevation Approach
See Laurel Mews examples for other approaches

Laurel Mews Street-facing facade examples

4. Add chimneys to the gas fireplaces to satisfy Residential Design Guideline 3.10.4.
5. Provide detail and/or articulation to two-story tall facades per Residential Design Guideline 3.3.3.

   3.3.3 Provide visual relief for two story walls

   Some techniques include:

   • *Belly bands*
   • *Pop outs and bay windows*
   • *Material and color changes*
   • *Chimneys*
   • *Wide overhangs with projecting brackets*
   • *Juliet balconies*
   • *Window boxes and pot shelves*
   • *Landscaped trellises and lattices*
6. Add additional architectural detail appropriate to the architectural style. Some examples are shown in the photos below.

Fencing facing the public way

Inset garage doors

Porch columns, bases, caps, beams and railings

Gable end beam ends and vent detail

Juliette Balconies

Planter boxes and pot shelves

7. Check all floor plan and elevation drawings to assure they are correct and allow staff to easily understand them (e.g., furred-out spaces on floor plans).
8. Use wood or other material over wood to provide the windows with a jamp and sill width consistent with the traditionl wood windows of the style.

9. Restudy awkward side gable forms on all lots. These conditions are often addressed by making the roof slopes identical on either side of the roof peak - see the Laurel Mews example below.

The Problem

One Possible Solution

10. Add exposed rafter tails on all sides of all units consistent with the architectural style.

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

Sincerely,
CANNON DESIGN GROUP

Larry L. Cannon

Response to Consulting Architect

Canon Design Group Letter dated 8/19/19

Date: December 4, 2019
Project Applicant: Josephine Chang
Project Address: 16940 Roberts Rd., Los Gatos

Responses to Comments:

1. I removed all non-driveway related concrete paving from Unit 1, 2, & 3's private yards. I replaced with 200sf decomposed granite patios and plants.

2. The units' fenced in yards (private open space) is labelled on A0-Site Plan and L1-Landscape Plan, and highlighted on pg. 2 of the Written Description of Proposed Project.

3. I broke up Lot 2's long elevation by reconfiguring the 2nd floor to lower bedroom 3's floor above the garage to create a double gable above the garage thereby shortening the portion of the roof where the front dormer is located.

4. I added brick chimneys to units 1 and 2. Unit 3 never had and does not have a chimney, which is why one was not added. If you look at the Consulting Architect's unit specific comments, you will see that he does not highlight the chimney for unit 3. Unit 3 has a fireplace, but it does not protrude beyond the building footprint like units 1 and 2.

5. I addressed this by reducing the occurrence of 2 story walls by redesigning all 3 units' second floors. The minimal locations where there are 2 story walls, I added windows centered on the gables.

6. I added a 3" radius to the exposed rafters and barge rafters on all 3 units. I added brick chimneys to units 1 and 2. I added brick walkways, brick surfaces to the covered porches, and brick lined concrete driveways to all 3 units. All brick to be color: Sacramento Rustic (McNear Manufacturer).

7. I showed the furred-out wall areas on the Second Floor Plans (A3) resulting from the second floor being tucked under the steep roof pitches. These spaces are inaccessible, uninhabitable, and have an average height clearance of less than 4ft.

8. I provide 2 x 6 wood trim around all windows. I prefer not to have window sills as they no longer serve a functional purpose and they collect dust.

9. I addressed the awkward side gable forms on Unit 1 and 3 by making the roof slopes identical on either side of the roof peak and subsequently reconfigured the floor plans. This comment does not apply to Unit 2 because it already had identical roof slopes on either sides of its gables.

10. All Units have exposed 2x10 rafter tails on all sides.

Tree Inventory, Assessment, and Protection Report

16940 Roberts Road
Los Gatos, CA 95032

Prepared for:

Town of Los Gatos

October 10, 2019

Prepared By:

Monarch Consulting Arborists LLC
P.O. Box 1010
Felton, CA 95018
831. 331. 8982

Richard Gessner

ASCA - Registered Consulting Arborist ® #496
ISA - Board Certified Master Arborist® WE-4341B
ISA - Tree Risk Assessor Qualified

Table of Content

Monarch Consulting Arborists LLC - P.O Box 1010, Felton, CA 95018
831.331.8982 - rick@monarcharborist.com

Summary

The plans indicate the entire site will be demolished and new residences are to be constructed. Six trees originate on the adjacent sites. Twelve trees are in good condition and eight fair with five of the trees in good shape originating on the adjacent site. Five trees have fair suitability, nine poor, and six originate on the adjacent site and their suitability is not relevant. All fourteen trees originating on the site will be highly impacted and caused to be removed. Two trees going on the adjacent site #378 and #379 will be moderate to highly impacted by the construction driveway ingress/egress. The remaining trees originating on the adjacent property will not be affected. Because all fourteen trees will be removed there will be required replacements. Tree protection for this project will focus on avoiding soil impacts in the property setback. A total of 20 trees were appraised for a rounded depreciated value of $67,010.00 using the Trunk Formula Method.

Introduction

Background

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

Assignment

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

Limits of the assignment

- The information in this report is limited to the condition of the trees during my inspection on July 19, 2019. No tree risk assessments were performed.
- Tree heights and canopy diameters are estimates.
- The most recent Guide to Plant Appraisal, Tenth Edition was published in late 2018 by the ISA. The Guide is not functional at this time due to significant errors in the original printed version and gaps in information regarding regional species characteristics and nursery stock wholesale costs. Therefore the ninth edition and its supplemental publications was used for this assignment with the exception of the "condition ratings" assessment.

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

Table 1: Plans Reviewed Checklist

Plan	Date	Sheet	Reviewed	Source
Existing Site Topographic				
Proposed Site Plan	05/15/19	A0	Yes	Josephine Chang Architect
Demolition Plan				
Erosion Control	May 2019	C2	Yes	Westfall Engineers
Grading and Drainage	May 2020	C1	Yes	Westfall Engineers
Utility Plan and Hook-up locations				
Exterior Elevations				
Landscape Plan	05/15/19	L1	Yes	Josephine Chang Architect
Irrigation Plan				
T-1 Tree Protection Plan				

Purpose and use of the report

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

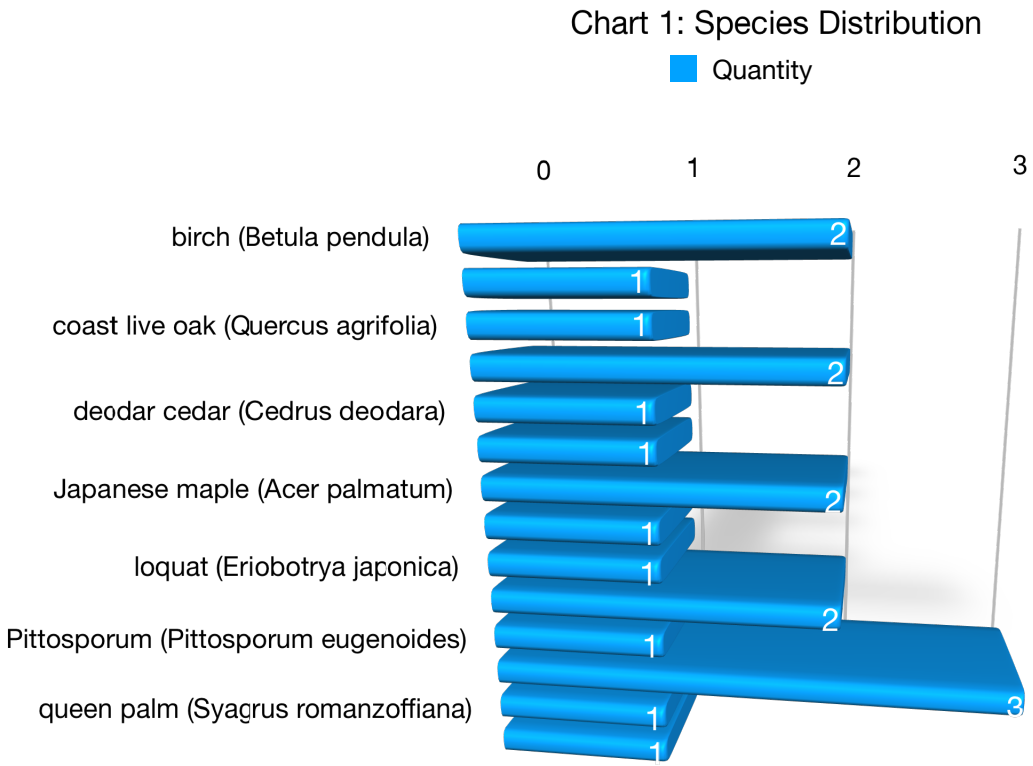
Observations

Tree Inventory

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

The plans indicate the entire existing structures will be demolished and new residences are to be constructed. No features are to remain on the site including the existing trees.

The inventory contains 20 trees comprised of 14 different species. One oak is considered Large Protected[1] and none are Exempt[2]. The chart below list the species and their relative quantities (Chart 1).



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

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

Analysis

Tree appraisal was performed according to the Council of Tree & Landscape Appraisers *Guide for Plant Appraisal 9th Edition, 2000* (CLTA) along with Western Chapter International Society of Arboriculture *Species Classification and Group Assignment, 2004*. The trees were appraised using the "Cost Approach" and more specifically the "Trunk Formula Method" (Appendix B).

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

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

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

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

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

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

A total of 20 trees were appraised for a rounded depreciated value of $67,010.00 using the Trunk Formula Method (Appendix B). Six trees originate on the adjacent sites.

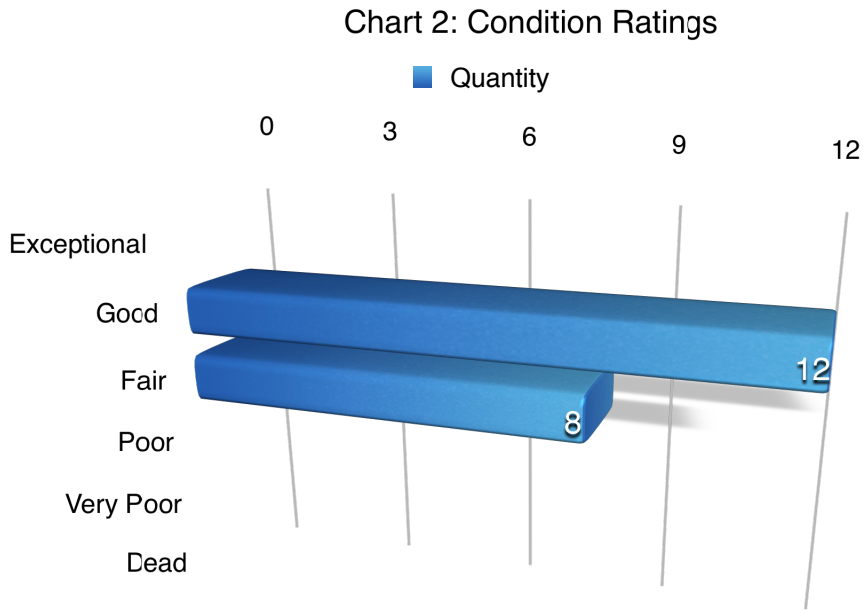
Discussion

Condition Rating

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

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

Twelve trees are in good condition and eight fair (Chart 2). Five of the trees in good shape originate on the adjacent site.



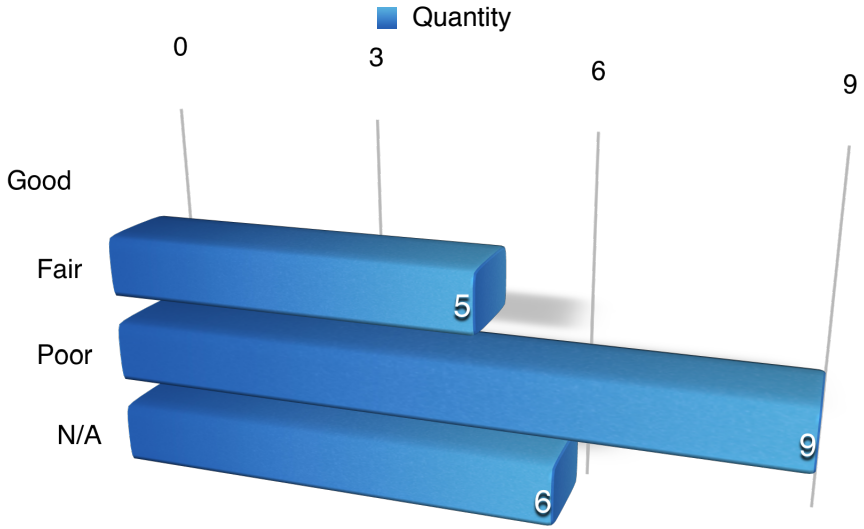
Suitability for Conservation

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

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

Five trees have fair suitability, nine poor, and six originate on the adjacent site and their suitability is not relevant (Chart 3).

Chart 3: Suitability for Preservation

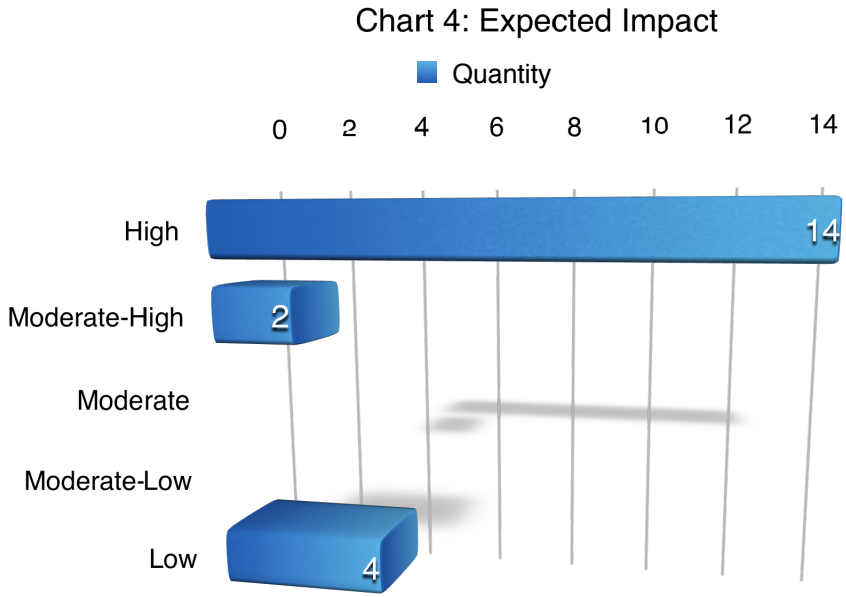


Expected Impact Level

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

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

All fourteen trees originating on the site will be highly impacted and caused to be removed. Two trees going on the adjacent site #378 and #379 will be moderate to highly impacted by the construction driveway ingress/egress. The remixing trees originating on the adjacent property will not be affected (Chart 4).



Mitigation for Removals

The table below indicates the recommended replacement values (Table 3). Alternatively it may be possible to create an approved landscape plan or provide an in-lieu payment.

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

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

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

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

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

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

Because all fourteen trees will be removed there will be required replacements.

Tree Protection

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

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

Tree protection for this project will focus on avoiding soil impacts in the property setback. It may be necessary to prune the coast live oak 395.

Conclusion

The plans indicate the entire existing structures will be demolished and new residences are to be constructed. Six trees originate on the adjacent sites. Twelve trees are in good condition and eight fair with five of the trees in good shape originating on the adjacent site. Five trees have fair suitability, nine poor, and six originate on the adjacent site and their suitability is not relevant. All fourteen trees originating on the site will be highly impacted and caused to be removed. Two trees going on the adjacent site #378 and #379 will be moderate to highly impacted by the construction driveway ingress/egress. The remaining trees originating on the adjacent property will not be affected. Because all fourteen trees will be removed there will be required replacements. Tree protection for this project will focus on avoiding soil impacts in the property setback. Tree protection for this project will focus on avoiding soil impacts in the property setback. A total of 20 trees were appraised for a rounded depreciated value of $67,010.00 using the Trunk Formula Method.

Recommendations

Pre-construction and Planning Phase

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

2. Place tree protection fence in the setback near the adjacent trees at a radial distance of 6 to 12 times the trunk diameter distances (Table 2).

Table 2: Tree Protection Radii

Tree Species	Number	Trunk Diameter (in.)	6 x DBH (ft.)	8 x DBH (ft.)	12 x DBH (ft.)
coast redwood (*Sequoia sempervirens*)	381	20	10	13	20
coast redwood (*Sequoia sempervirens*)	382	20	10	13	20
Pittosporum (*Pittosporum eugenoides*)	386	8, 8	5	6	9
coast live oak (*Quercus agrifolia*)	395	40	20	27	40
deodar cedar (*Cedrus deodara*)	378	39	20	26	39
incense cedar (*Calocedrus decurrens*)	379	28	14	19	28

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

4. All tree maintenance and care shall be performed by a qualified arborist with a C-61/D-49 California Contractors License. Tree maintenance and care shall be specified in writing according to American National Standard for Tree Care Operations: *Tree, Shrub and Other Woody Plant Management: Standard Practices* parts 1 through 10 and adhere to ANSI Z133.1 safety standards and local regulations. All maintenance is to be performed according to ISA Best Management Practices.

5. Refer to Appendix D for general tree protection guidelines including recommendations for arborist assistance while working under trees, trenching, or excavation within a trees drip line or designated TPZ/CRZ.

6. Provide a copy of this report to all contractors and project managers, including the architect, civil engineer, and landscape designer or architect. It is the responsibility of the owner to ensure all parties are familiar with this document.

7. Arrange a pre-construction meeting with the project arborist or landscape architect to verify tree protection is in place, with the correct materials, and at the proper distances.

Driveway Construction

Both the construction and permanent driveway near Unit 1 is close to the property boundary and adjacent to #378 and #379. For the construction driveway the contractor could place steel road plate over the soil surface on top of 6 inches of wood chips or use railroad ties as a bridge, and then place any erosion control material on top of that to avoid unnecessary compaction.

The final driveway appears to be concrete. The design needs to minimize soil excavation and compaction as best as possible.

The first priority for the driveway construction is to adopt a no dig policy and incorporate a design plan that will minimize soil compaction and root disturbances under the trees. Use the thinest material possible to achieve structural compliance and use porous material that allows for water infiltration under the surface if possible. Adjust the finished grade to be above the natural grade without digging for a sub-grade treatment. In this instance the pavement will be higher up and edge treatments or curbing also need to be constructed above grade. Use paving material that does not rely on the strength of a compacted sub-base for strength. This may be accomplished by reinforcing the surface layer material like monolithic concrete slabs or reinforced concrete. Place geotextile fabric at the bottom of the sub-base to reduce displacement into the parent soil along with a reduction in compaction requirements. Use biaxial Tensar BX-1100 or equivalent to manufacturer specifications on grade.

There are other options for the driveway under the existing trees which include open form pavers such as Grasspave®, Grass-cel®, or other porous paving grids. These can be placed on grade within the TPZ or CRZ allowing water and air to move to the native soil reducing compaction and the need for sub-base treatments.

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Glossary of Terms

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

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

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

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

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

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

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

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

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

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

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

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

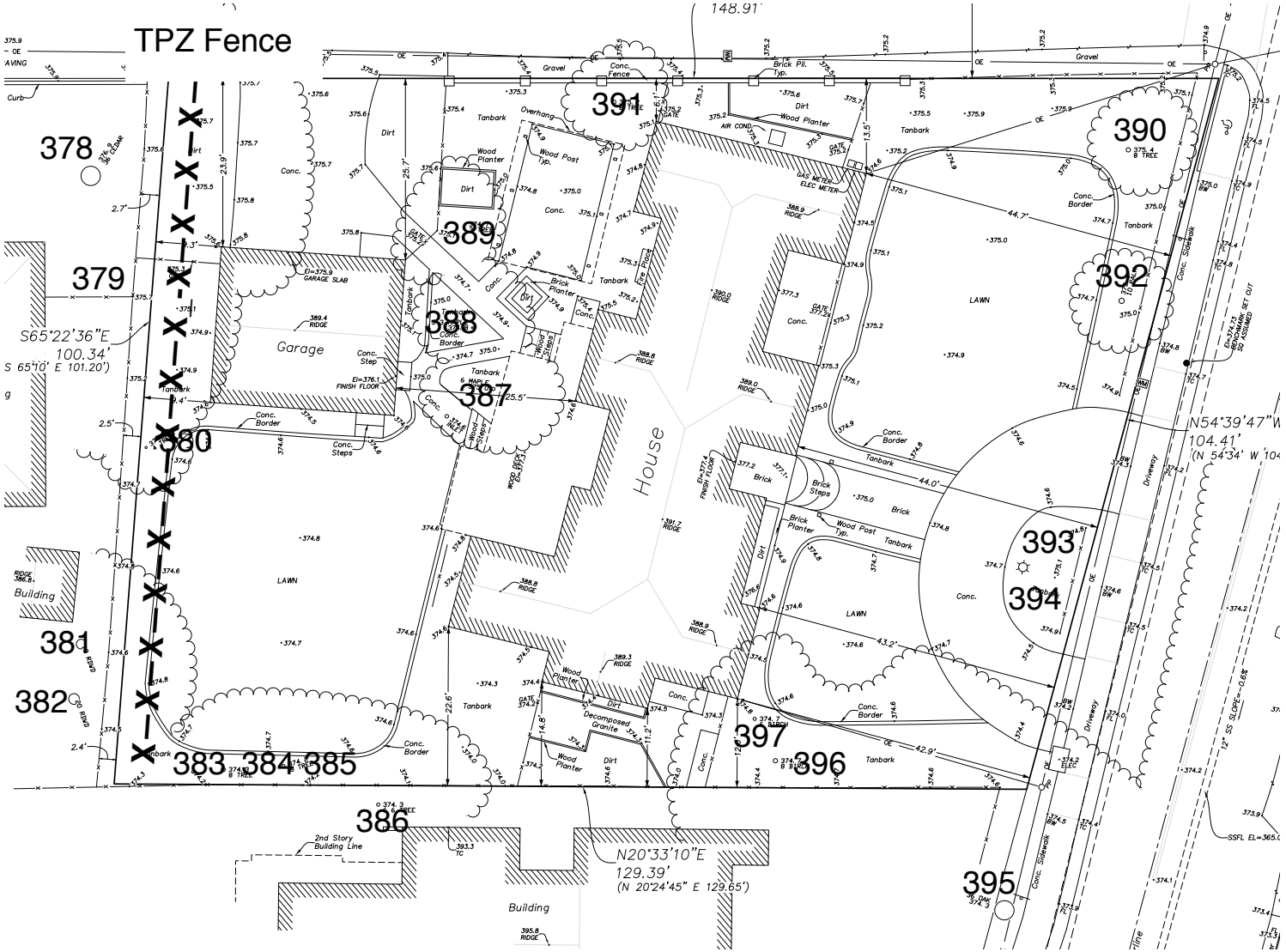
Tree Risk Assessment: Process of evaluating what unexpected things could happen, how likely it is, and what the likely outcomes are. In tree management, the systematic process to determine the level of risk posed by a tree, tree part, or group of trees.

Trunk: Stem of a tree.

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

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

Appendix A: Tree Inventory Map and Site Plan



Appendix B: Tree Inventory and Assessment Tables

Table 3: Tree Inventory and Assessment Summary

Tree Species	Number	Trunk Diameter (in.)	~ Height (ft.)	~ Canopy Diameter (ft.)	Condition	Suitability	Expected Impact	Rounded Value	Large Protected Tree
deodar cedar (*Cedrus deodara*)	378	39	65	50	Good	N/A	Moderate-High	$16,800.00	No
incense cedar (*Calocedrus decurrens*)	379	28	65	35	Good	N/A	Moderate-High	$9,400.00	No
plum (*Prunus sp.*)	380	4	25	25	Good	Poor	High	$190.00	No
coast redwood (*Sequoia sempervirens*)	381	20	65	35	Good	N/A	Low	$3,910.00	No
coast redwood (*Sequoia sempervirens*)	382	20	65	35	Good	N/A	Low	$3,910.00	No
loquat (*Eriobotrya japonica*)	383	2, 2, 2	20	20	Good	Poor	High	$210.00	No
plum (*Prunus cerasifera*)	384	8	20	15	Good	Poor	High	$600.00	No
plum (*Prunus cerasifera*)	385	8	20	15	Good	Poor	High	$600.00	No
Pittosporum (*Pittosporum eugenoides*)	386	8, 8	35	35	Good	N/A	Low	$6,600.00	No
Japanese maple (*Acer palmatum*)	387	4, 4	20	20	Fair	Fair	High	$250.00	No
Japanese maple (*Acer palmatum*)	388	8	20	20	Fair	Fair	High	$1,200.00	No
trident maple (*Acer buergerianum*)	389	6	20	20	Fair	Fair	High	$560.00	No
Laurel (*Laurus nobilis*)	390	8	15	15	Fair	Fair	High	$940.00	No

Tree Species	Number	Trunk Diameter (in.)	~ Height (ft.)	~ Canopy Diameter (ft.)	Condition	Suitability	Expected Impact	Rounded Value	Large Protected Tree
pear (*Pyrus x calleryana*.)	391	9	35	20	Fair	Fair	High	$830.00	No
queen palm (*Syagrus romanzoffiana*)	392	10	15	15	Good	Poor	High	$2,130.00	No
camphor (*Cinnamomum camphora*)	393	2, 2, 2, 2, 2	15	15	Fair	Poor	High	$1,700.00	No
pear (*Pyrus sp.*)	394	4, 3	15	15	Fair	Poor	High	$200.00	No
coast live oak (*Quercus agrifolia*)	395	40	65	55	Fair	N/A	Low	$15,000.00	Yes
birch (*Betula pendula*)	396	8	35	20	Good	Poor	High	$1,520.00	No
birch (*Betula pendula*)	397	8, 4	35	20	Good	Poor	High	$460.00	No

Appendix C: Photographs

C1: Cedars #378, #389 on adjacent site

C2: Coast redwoods #391 and #392 on the adjacent site

C3: Coast live oak #395 on the adjacent site and birch #396 and #397

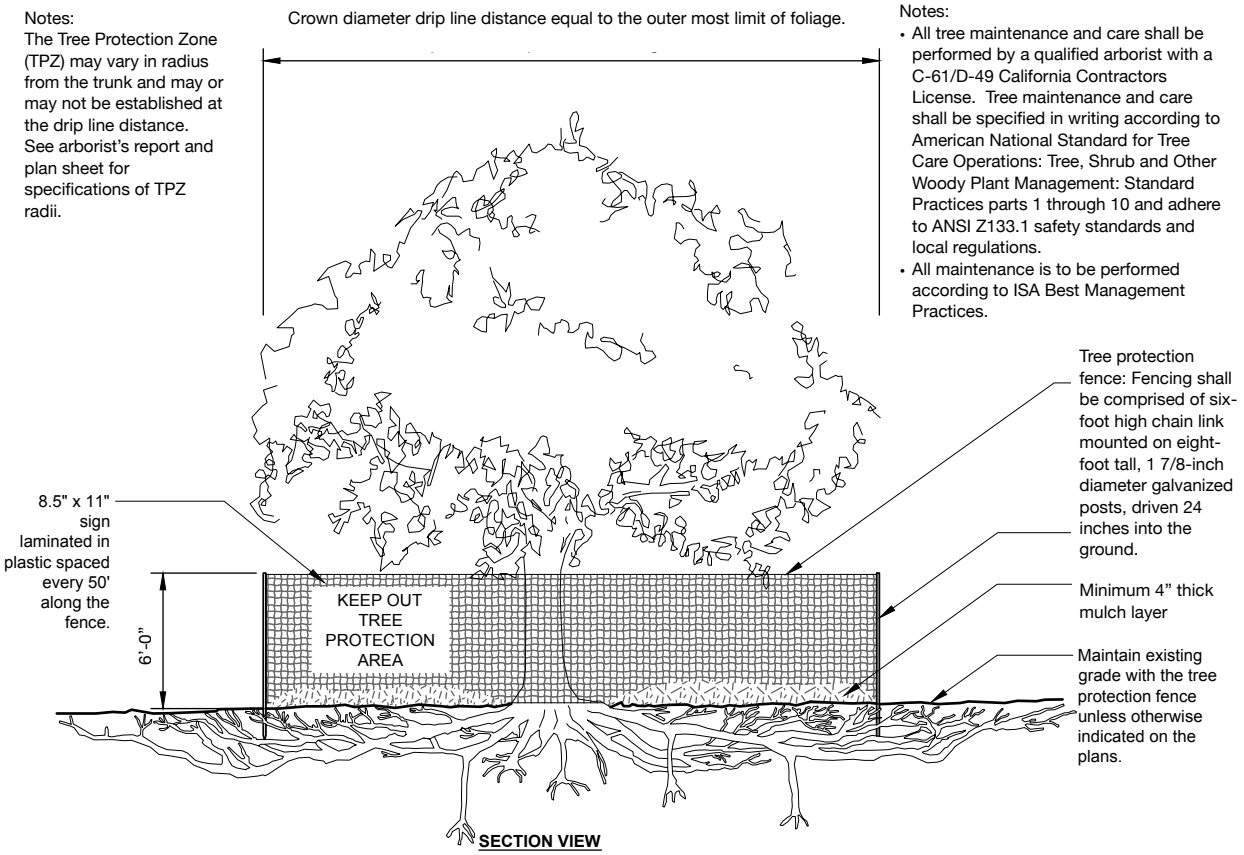
C4: Coast live oak #395 on adjacent site

C5: Trees #390, #392, #393, and #394

C6: Japanese maples #387 and #388

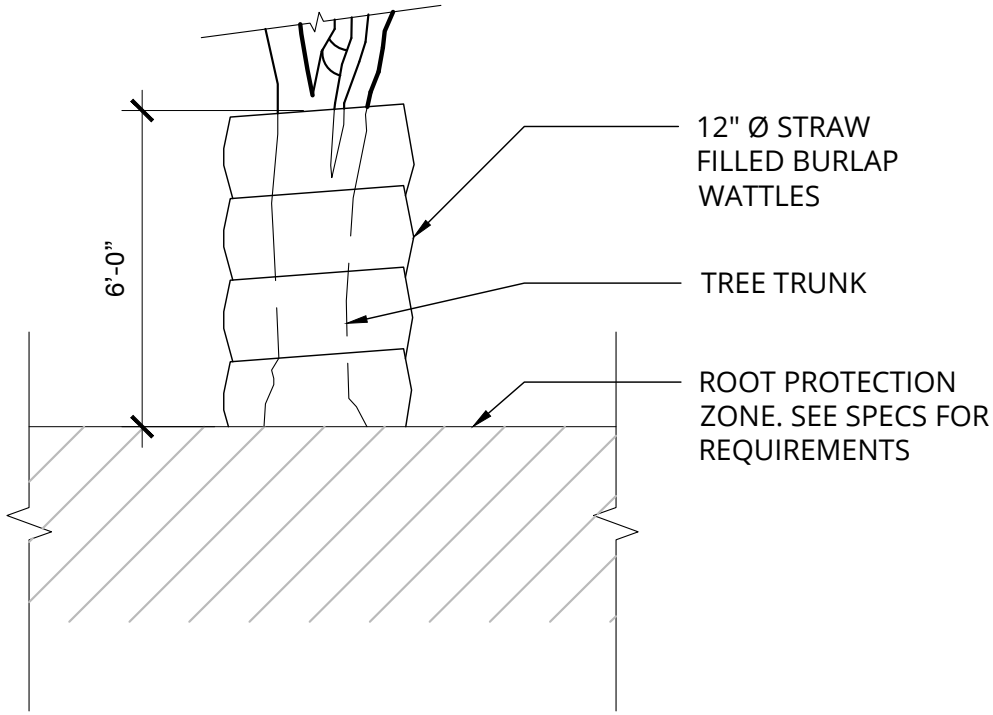
Appendix D: Tree Protection Guidelines

Plan Sheet Detail S-X (Type I)



S-X TREE PROTECTION

Plan Sheet Detail S-Y (Type III)



SECTION VIEW

S-Y TRUNK PROTECTION WITH WATTLE

Section 29.10.1005. - Protection of Trees During Construction

Tree Protection Zones and Fence Specifications

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

All persons, shall comply with the following precautions

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

Monitoring

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

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

Root Pruning

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

Boring or Tunneling

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

Tree Pruning and Removal Operations

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

Appendix E: Tree Protection Signs

E1: English

Warning
Tree Protection Zone

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

E2: Spanish

Cuidado
Zona De Arbol Pretejido

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

Qualifications, Assumptions, and Limiting Conditions

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

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

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

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

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

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

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

Certification of Performance

I Richard Gessner, Certify:

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

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

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

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

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

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

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

Richard J. Gessner 

ASCA Registered Consulting Arborist® #496
ISA Board Certified Master Arborist® WE-4341B
ISA Tree Risk Assessor Qualified

Copyright

Written Description of Proposed Project

Date:	November 21, 2019
Project Applicant:	Josephine Chang, Architect
Project Address:	16940 Roberts Rd., Los Gatos
APN:	529-18-053
Zoning:	RM: 5-12
Gross Lot Size:	13,980 sf
Net Lot Size:	12,484 sf
Allowed Density:	5-12 Units/Acre
Proposed Density:	10.46 Units/Acre
Project :	Demolish: Existing 2172 sf non-historic home and 580 sf detached garage Proposed: A Condominium project with 3 detached units - Unit 1: 1823 sf, 4bed/3ba, 1 car garage - Unit 2: 1785 sf, 4bed/3ba, 1 car garage - Unit 3: 1799 sf, 4bed/3ba, 1 car garage

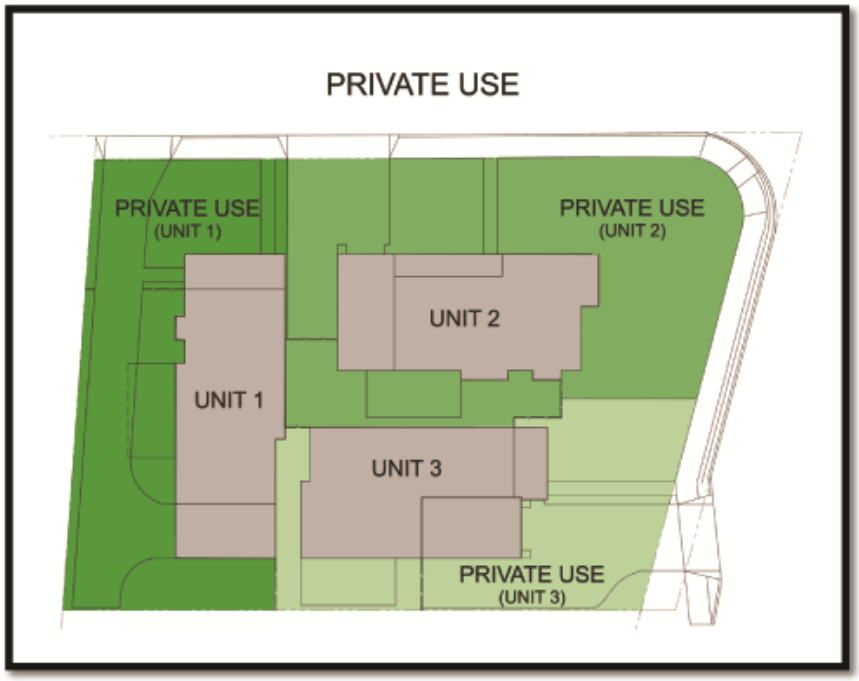
Proposal:

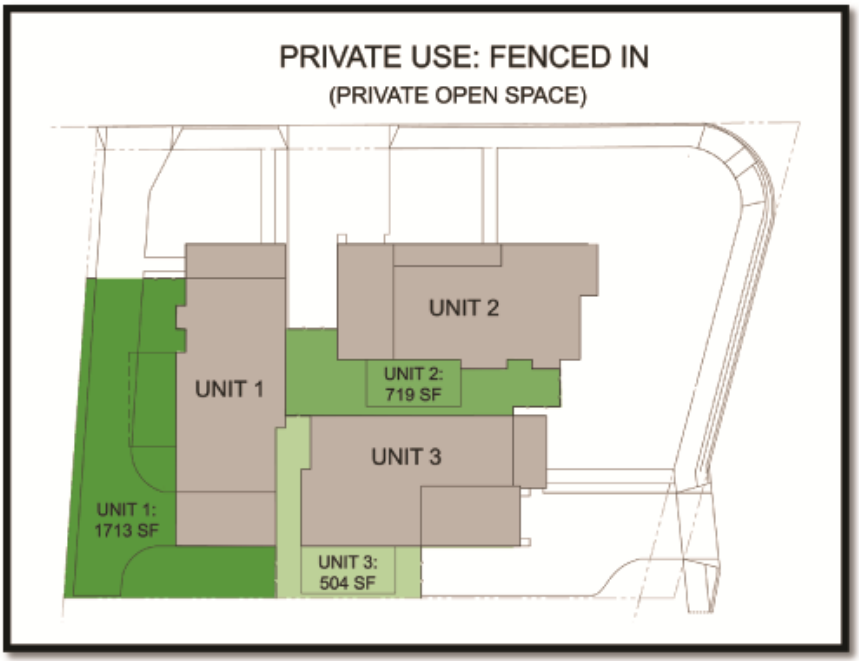
We are proposing to demolish the existing 2172 sf non-historic home and its 580 sf detached garage, and build 3 detached 2 story condominiums. The land will be commonly owned between the 3 units and the airspace will be separately owned. Private use easements in the CC&R's will outline which portions of the land can be privately used by each unit. The diagrams and table on the following page highlight these uses and summarizes these areas.

Each unit will have 4 bedrooms and 3 baths with 1 bedroom and bath on the ground floor. Unit 1 will be 1823 sf with an attached 1 car garage and 1713 sf of private open space. Unit 2 will be 1785 sf with an attached 1 car garage and 719 sf of private open space. Unit 3 will be 1799 sf with an attached 1 car garage and 504 sf of private open space.

The property's corner location will allow all 3 units to have separate street accesses, individual street frontages, and separate driveways. They will all have covered front porch entries facing the street with brick surfaces. They will share the same craftsman bungalow architectural style with shingle siding and roofing, gridded windows, brick fireplaces, and walkways. Each body color will be painted differently.

We will be dedicating 5 ft. of Fisher Ave., and 7 ft. of Roberts Rd. to the City and we will be installing new sidewalks, curbs, gutters, crosswalks, and bike paths along these frontages improving public pedestrian access and circulation.





Private Use		Unit 1 (SF)	Unit 2 (SF)	Unit 3 (SF)	Total (SF)
	Non-Fenced In (Front Yard)	991	3004	1534	5529
	- Paved	380	678	863	1921
	-Non-Paved	611	2326	671	3608
	Fenced In/Private Open Space (Back Yard)	1713	719	504	2936
	- Paved	827	0	0	827
	- Non-Paved (including DG Patio)	886	719	504	2109
Total	Non-Fenced In + Fenced In	2704	3723	2038	8465

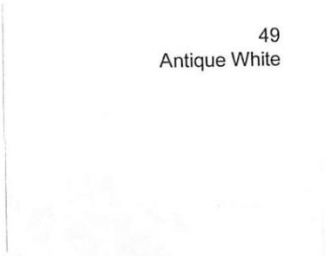
Colors Board: 16940 Roberts Rd., Los Gatos

3 Units

Roof

Charcoal Black
Certainteed, Presidential Shake

Trim Color



Antique White, KM, 49

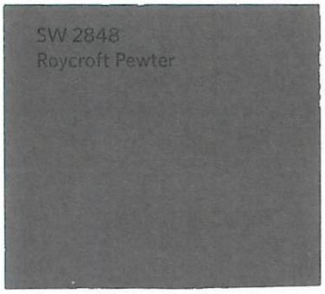
Brick

Color: Sacramento Rustic
Manufacturer: McNear

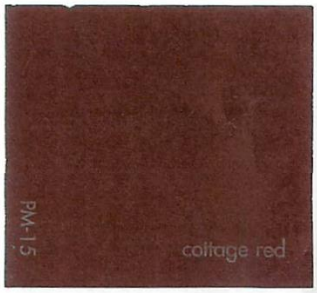
Body
(Siding, Garage Door)

Front Door

Unit 1



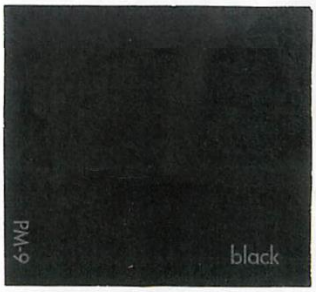
Roycroft Pewter, SW 2848



Cottage Red, BM, PM-15

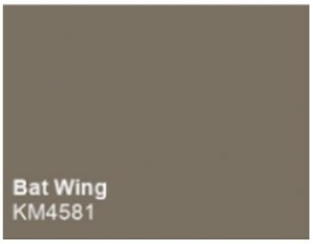
Unit 2

Narragansett Green, BM, HC-157

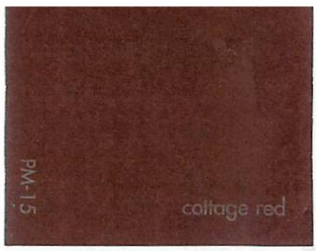


Black, BM, PM-9

Unit 3



Kelly-Moore Paints



Cottage Red, BM, PM-15

KM: Kelly Moore Paint
BM: Benjamin Moore Paint
SW: Sherman Williams Paint

View from Roberts Rd.

4 of 5

View from Fisher Ave.

5 of 5

Letter of Justification

Date:	December 4, 2019	**Zoning:**	RM: 5-12
Project Applicant:	Josephine Chang, Architect	**Net Lot Size:**	12,484 sf
Project Address:	16940 Roberts Rd., Los Gatos	**Allowed Density:**	5-12 Units/Ac.
APN:	529-18-053	**Proposed Density:**	10.46 Units/Ac.

Project : Demolish: Existing 2172 sf non-historic home and 580 sf detached garage
Proposed: A Condominium project with 3 detached units

- Unit 1: 1823 sf, 4bed/3ba, 1 car garage
- Unit 2: 1785 sf, 4bed/3ba, 1 car garage
- Unit 3: 1799 sf, 4bed/3ba, 1 car garage

Proposal

We are proposing a condominium project with 3 detached units. The land will be commonly owned and the airspace will be privately owned. Three units will maximize the density allowed for this site. At the CDAC meeting on 4/11/18, the Committee members reviewed and discussed both attached and detached options to find out which had a better quality site plan in terms of compatibility with the neighborhood. The following comparison chart was provided for the meeting.

Comparison Chart

16940 Roberts Rd., Los Gatos

		Detached	Attached
View from Fisher Ave.		1 car garage	2 car garage
		less driveway	more driveway
		more landscaping	less landscaping
View from Roberts Rd.		less drivway	more driveway
		more landscaping	less landscaping
Private Yard Space		more	less
	Total	3499 sf / 2936sf*	2566 sf
FAR		0.43	0.56
Square Feet	Unit 1	1809 sf / 1823 sf*	2381 sf
	Unit 2	1808 sf / 1785 sf*	2199 sf
	Unit 3	1807 sf / 1799 sf*	2471 sf
Coverage		0.31 / .322*	0.34
Building Maintenance		Individual	Joint
Sound Privacy		more	Less

*** Revised project data**

The Committee concluded:

- Detached homes would be a better fit for the neighborhood.
- The Committee is more in favor of the detached homes.
- Smaller units would be preferred and would be a nice option for smaller families.

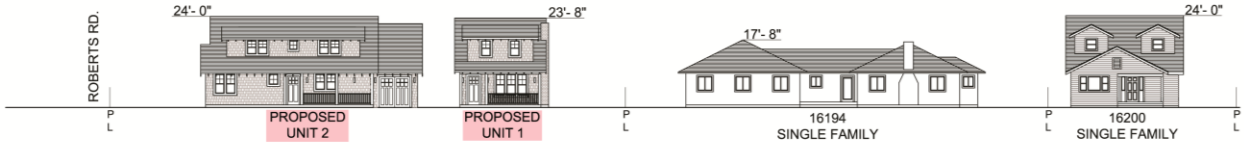
Both options meet all RM zoning requirements; however, the detached option is additionally required to meet maximum residential FAR (three 1200 sf units), while the attached option has no maximum FAR. The Committee felt the detached option had a superior site plan and preferred its smaller family units merited an FAR exception to allow 1800 sf units.

The reason we proposed 1800 sf units is because we believe a small family with 2 kids and grandparents needing assistance requires 4 bedrooms with one bedroom and bath on the ground floor. The Green Point Rated program considers this high home efficiency; smaller square footage homes, greater number of bedrooms.

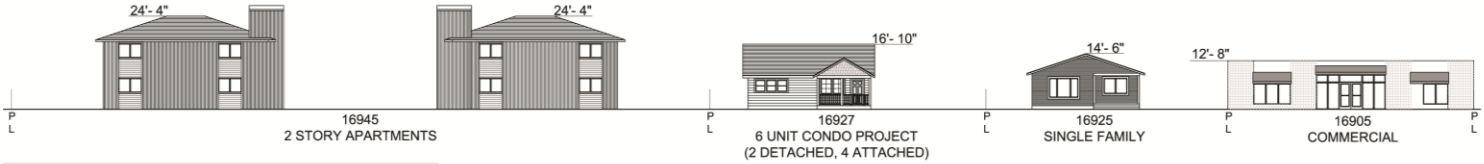
Immediate Neighborhood

To the south (16200, 16194) is single family.
To the east (16900, 16926) is single family.
To the north (16927, 16945) is multi-family, (16925) single family, and (16905) commercial.
To the west is Fisher Middle School.

ROBERTS RD. STREETSCAPE (SOUTH)



FISHER AVE. STREETSCAPE (EAST)



ROBERTS RD. STREETSCAPE (NORTH)

The cumulative square footage, individual square footage, FAR, density, lot coverage, and front/street setbacks of the proposed units and immediate neighbors are quantified in the charts below, and they demonstrate that we are compatible with the immediate neighborhood.

Address #	Cumulative/Total SF
16925	886
16900	1179
16200	1726
16926	2012
16194	2232
16194 (incl. ADU)	3597
16905	3824
Proposed	5407
16927	9494
16945	24574
Laurel Mews [1]	49636
Fisher	Fisher

Address #	Individual/Avg. SF
16925	886
16945	1024
16900	1179
16927	1582
16200	1726
16194 (incl. ADU)	1799
Proposed	1802
16926	2012
16194	2232
Laurel Mews [1]	2256
16905	3824
Fisher	Fisher

Address #	FAR
16925	0.10
16194	0.14
16900	0.22
16194 (incl. ADU)	0.22
16200	0.24
16927	0.32
16926	0.37
Proposed	0.43
16945	0.51
Laurel Mews [1]	0.65
16905	0.71
Fisher	Fisher

Address #	Density
16925	5.04
16194 (incl. ADU)	5.42
16200	6.13
16900	8.03
16905	8.06
16926	8.09
16927	8.71
Proposed	10.46
Laurel Mews	11.39
16945	21.80
Fisher	Fisher

Address #	Lot Coverage
16925	0.14
16900	0.14
16194 (incl. ADU)	0.26
16200	0.29
16926	0.30
16927	0.32
Proposed	0.32
16945	0.40
Laurel Mews	0.41
16905	0.71
Fisher	Fisher

Address #	Front/Street Setback
Laurel Mews - George St.	5'-0"
Laurel Mews - Roberts Rd.	8'-0"
Laurel Mews - Mitchell Ave.	8'-8"
16945	14'-8"
Laurel Mews - Los Gatos Blvd.	15'-0"
16200 [2]	16'-6"
16194 [2]	18'-4"
Proposed [2] - Fisher Ave.	20'-0"
16925	24'-0"
Proposed [3] - Roberts Rd.	25'-0"
16900 [3]	25'-0"
16926 [3]	25'-0"
16927	30'-0"
16905	32'-0"
Fisher	Fisher

[1] Not including basement SF

[2] Accounting for 5'-0" Street Dedication on Fisher Ave.

[3] Accounting for 7'-0" Street Dedication on Roberts Rd.

Density Findings

The proposed density is 10.46 units/acre. The allowed density is 5-12 units/acre. The following chart outlines how the proposal will improve public services in the general area, positively impact its adjacent neighbors, and provide well designed individual dwelling units.

Public Services in General Area		**Existing**	**Proposed**
Safe Routes to School Route (Red)			
	Roberts Rd: Driveway Approaches	2	1
	Fisher Ave: Driveway Approaches	1	2
Fisher Ave.	Bike Path (shared w/road)		New
	Street Dedication		5 ft.
	Sidewalk		New
	Curb		New
	Gutter		New
	Street Paving	Existing	New to Street Centerline
	Street Parking (Greater Setback: **1.1 ft** to **20 ft.**)	Few	More
Roberts Rd.	Bike Path (separate lane)		New
	Street Dedication		7 ft.
	Sidewalk	Existing	New
	Curb	Existing	New
	Gutter	Existing	New
	Street Paving	Existing	New to Street Centerline
Corner (Fisher Ave. & Roberts Rd.)			
	Curb Ramp		New
	Crosswalk	Existing	New
	Power Pole	Existing	New Location per PG&E
Adjacent Properties			
Fisher Ave.	Rear Setback: 16194 Fisher Ave.	9.3 ft.	20 ft.
Roberts Rd.	Side Setback: 16926 Roberts Rd.	11.2 ft.	11 ft.
Individual Units			
Light	Windows on all 4 sides of Units		Yes
Air	Operable windows on all 4 sides of Units		Yes
Off-Street Parking	2 Spaces + Driveways		Yes
Open Space	Private Use - Non-fenced in/Front Yard		Yes
	- Fenced in/Back Yard		Yes
Privacy	Site Planning/Design Max. privacy (Int. & Ext.)		Yes

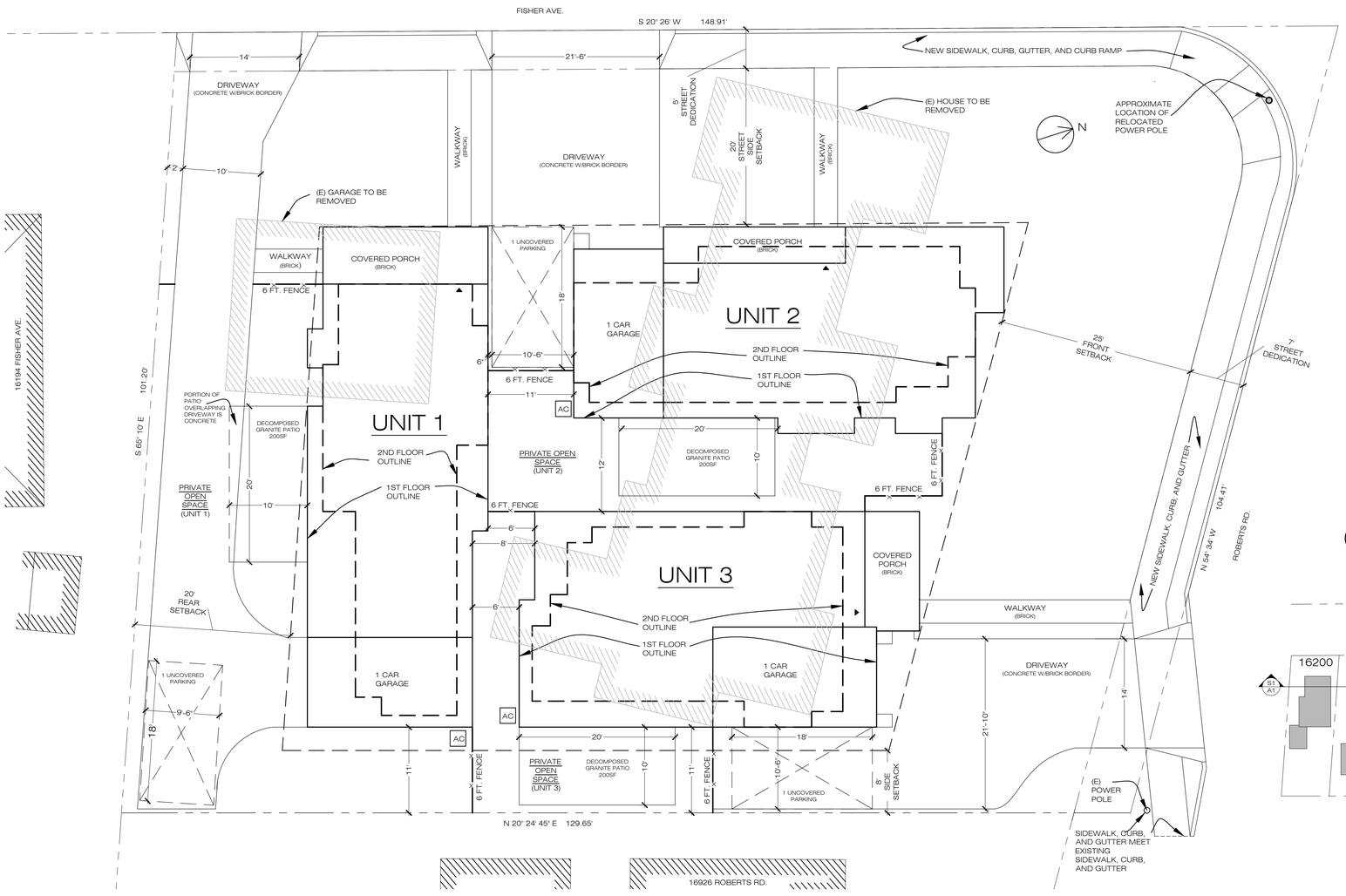
General Plan Conformance

Our proposal is in conformance with the 2020 General Plan and 2015-2023 Housing Element. Their following goals and policies applicable to our project are listed below.

Policy LU-1.4: Infill projects shall be designed in context with the neighborhood and surrounding zoning with respect to the existing scale and character of surrounding structures, and should blend rather than compete with the established character of the area.
Goal LU-4: To provide for well-planned, careful growth that reflects the Town's existing character and infrastructure
Goal LU-6: To preserve and enhance the existing character and sense of place in residential neighborhoods.
Policy LU-6.5: The type, density, and intensity of new land use shall be consistent with that of the immediate neighborhood.
Policy LU-6.7: Continue to encourage a variety of housing types and sizes that is balanced throughout the Town and within neighborhoods, and that is also compatible with the character of the surrounding neighborhood.
Policy LU-6.8: New construction, remodels, and additions shall be compatible and blend with the existing neighborhood.
Policy LU-6.9: The Housing Element assumes that sites designated medium and high density residential will be developed at the upper end of the density range.
Goal LU-7: To use available land efficiently by encouraging appropriate infill development.
Policy LU-7.4: Infill projects shall be designed in context with the neighborhood and surrounding zoning with respect to the existing scale and character of surrounding structures, and should blend rather than compete with the established character of the area.
Policy LU-12.9: Uses on Los Gatos Boulevard south of Roberts Road shall be residential or office; existing non-residential uses shall not be intensified; and existing vacant property and residential uses shall be developed as Single Family Residential.
Goal CD-7: To preserve the quality of the private open space throughout Los Gatos.
Policy HOU-2.4: Demonstrate that all new residential development is sufficiently served by public services and facilities, including pedestrian and vehicular circulation, water and wastewater services, police, fire, schools, and parks.
Policy HOU 2.5: New single-family, multi-family, and mixed-use developments shall be compatible with the character of the surrounding neighborhood.
Goal HOU-4: Ensure that all persons have equal access to housing opportunities.
Policy HOU-8.1: All approvals of residential developments of three or more units shall include a finding that the proposed development is consistent with the Town's Housing Element and addresses the Town's housing needs as identified in the Housing Element.

Conclusion

Our proposal conforms to the Town's 2020 General Plan and 2015-2023 Housing Element. Our site plan will provide quality private open space, use the land efficiently, and develop at the upper end of the density range while being consistent with the type, density, and intensity of the immediate neighborhood. Our units are efficient, able to accommodate a variety of households, private, and have plenty of natural light and air. They are designed in context with the neighborhood and surrounding zoning with respect to the existing scale and character of surrounding structures blending with the established character of the area. The new residents will be well served by public services and facilities with schools, parks, grocery stores, restaurants, drug stores, gyms, dry cleaning, medical/dental, etc., all within walking distance. The Public will also be well served with an improved Safe Route to School, new crosswalk and curb ramp, added bike paths, sidewalks, and additional street parking. Please approve our project. Thank you.



SITE PLAN

1/8" = 1'-0"

PROJECT DATA				
APN:	529-18-053			
GROSS LOT AREA:	13,980 SF			
NET LOT AREA:	12,484 SF			
(RESULTING FROM STREET DEDICATIONS TO TOWN ALONG FISHER AVE. AND ROBERTS RD.)				
GENERAL PLAN LAND USE DESIGNATION:	MEDIUM DENSITY RESIDENTIAL			
ZONE:	RM: 5-12, MULTIPLE FAMILY RESIDENTIAL			
PROPOSED DENSITY:	10.46			
CONSTRUCTION TYPE:	V-B			
OCCUPANCY:	R-3/U			
APPLICABLE CODES:	2016 CFC,CBC,CRC,CEC,CPC,CMC,CGC,T-24, LGTC, ENERGY CODE, CCR,HEALTH & SAFETY CODE			
FIRE SPRINKLERS:	AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM TO BE INSTALLED IN EACH UNIT			
SETBACK REQUIREMENTS:	FRONT:	25'		
(SINGLE FAMILY IN RM ZONE)	REAR:	20'		
	SIDE:	8'		
	SIDE ABUTTING STREET:	20'		

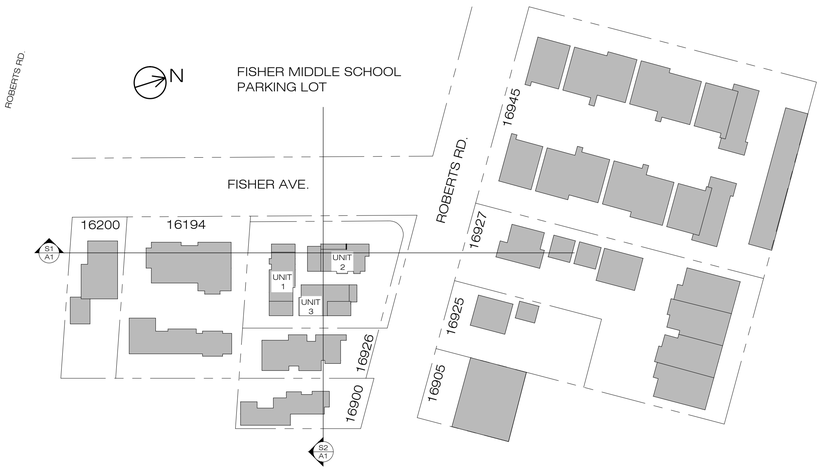
FLOOR AREA SUMMARY	UNIT 1 (SF)	UNIT 2 (SF)	UNIT 3 (SF)	TOTAL (SF)
1ST FLOOR	991	912	954	2857
2ND FLOOR	832	873	845	2550
TOTAL HOUSE	1823	1785	1799	5407
PORCH	155	107	107	369
GARAGE	254	270	269	793
PRIVATE OPEN SPACE	1713	719	504	2936

ALLOWABLE FAR	= 0.29
PROPOSED FAR	= 0.43

LOT COVERAGE SUMMARY	
ALLOWED COVERAGE	= 40%
PROPOSED COVERAGE	= 32.21%

OPEN SPACE SUMMARY	
REQUIRED PRIVATE OPEN SPACE	= 200 SF / UNIT
PROPOSED PRIVATE OPEN SPACE	= UNIT 1: 1713 SF UNIT 2: 719 SF UNIT 3: 504 SF

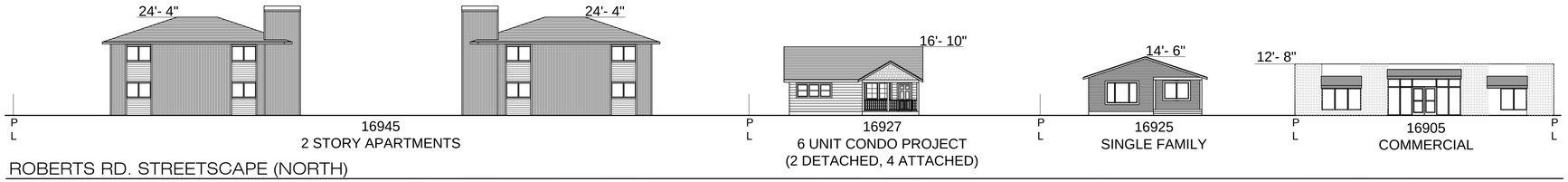
SHEET INDEX



IMMEDIATE NEIGHBORHOOD

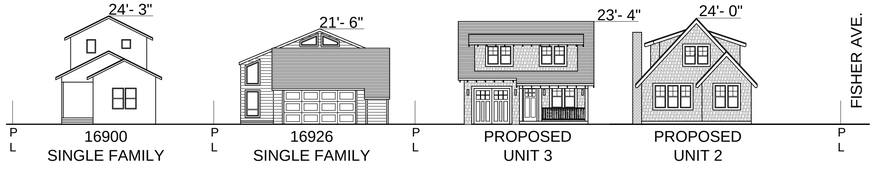
1/64" = 1'-0"

GRAPHIC SCALE
8 0 4 8 16 32
(IN FEET)
1 inch = 8 ft.



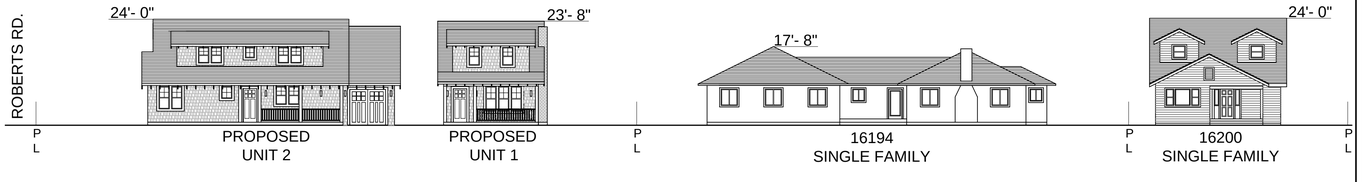
ROBERTS RD. STREETSCAPE (NORTH)

1'-0" = 1/16"



ROBERTS RD. STREETSCAPE (SOUTH)

1'-0" = 1/16"



FISHER AVE. STREETSCAPE (EAST)

1'-0" = 1/16"

JOSEPHINE CHANG, ARCHITECT
P.O. BOX 33097, LOS GATOS, CA 95031
408 674 1358 fax 408 402 9618
josephine@lciproperties.com

REVISIONS

16940 Roberts Rd.
Los Gatos, CA 95032
3 Detached Condominiums

SHEET INDEX
PROJECT DATA
IMMEDIATE NEIGHBORHOOD
SITE PLAN
STREETSCAPES

DATE: 12/04/19
SCALE: AS NOTED
JOB: ROBERTS

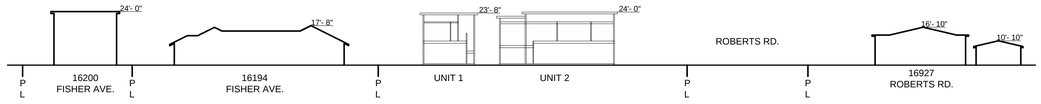
A0

GRAPHIC SCALE

8 0 4 8 16 32

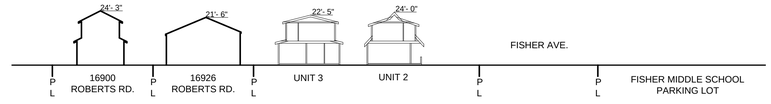
(IN FEET)

1 inch = 8 ft.



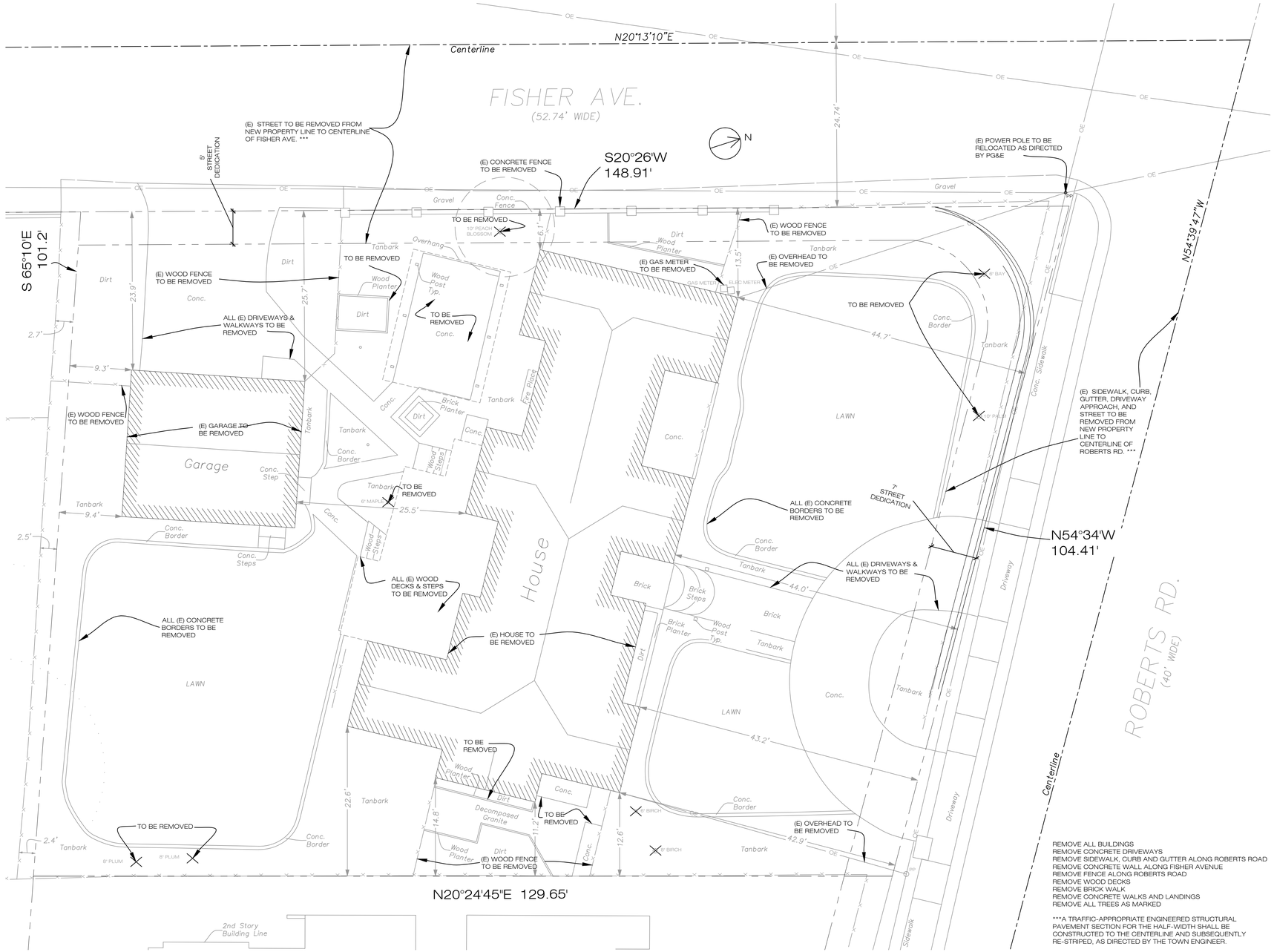
S1 SITE SECTION

1/32" = 1'-0"



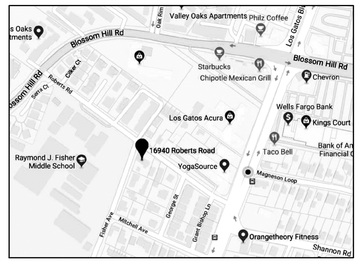
S2 SITE SECTION

1/32" = 1'-0"

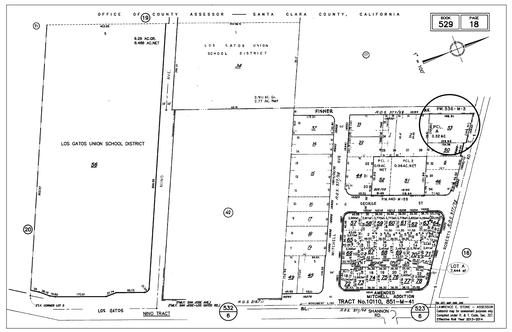


DEMOLITION PLAN

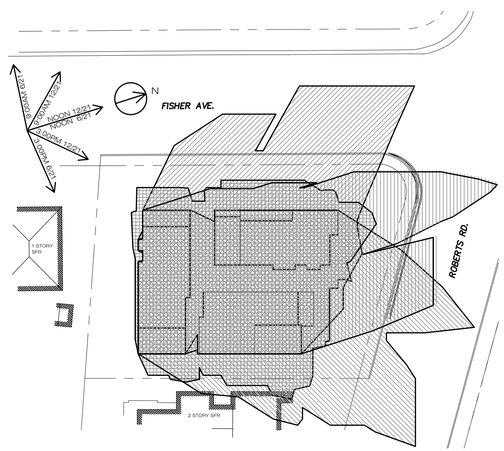
1/8" = 1'-0"



VICINITY MAP



APN: 529-18-053



SHADOW STUDY

1'-0" = 1/32"

REVISIONS

JOSEPHINE CHANG, ARCHITECT
P.O. BOX 33097, LOS GATOS, CA 95031
408 674 1358 fax 408 402 9618
josephine@lciproperties.com

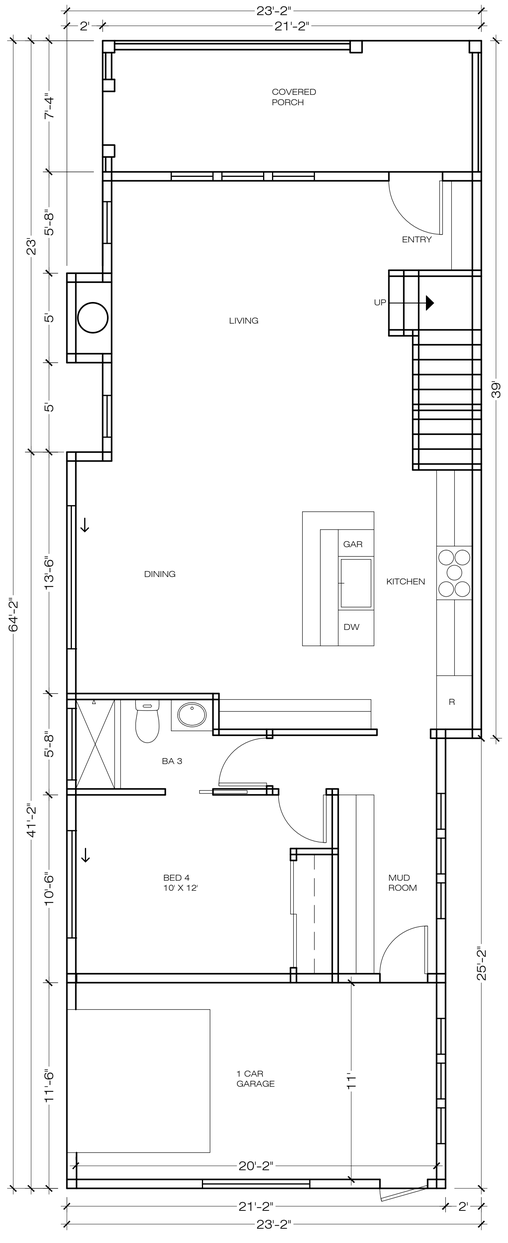
16940 Roberts Rd.
Los Gatos, CA 95032
3 Detached Condominiums

SITE SECTIONS
VICINITY MAP
PARCEL MAP
SOLAR STUDY
DEMOLITION PLAN

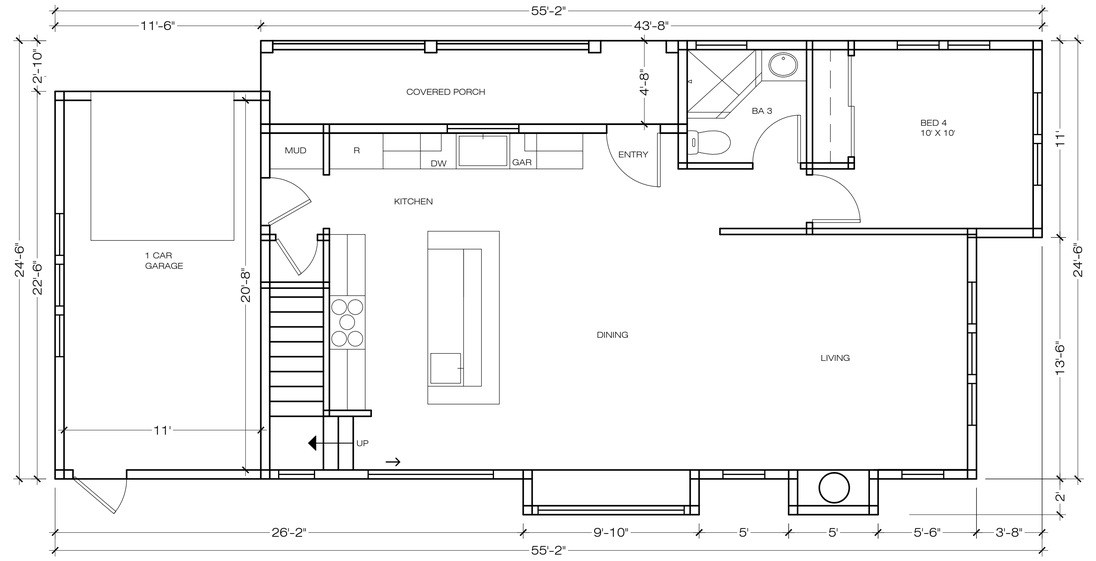
DATE: 12/04/19
SCALE: AS NOTED
JOB: ROBERTS

A1

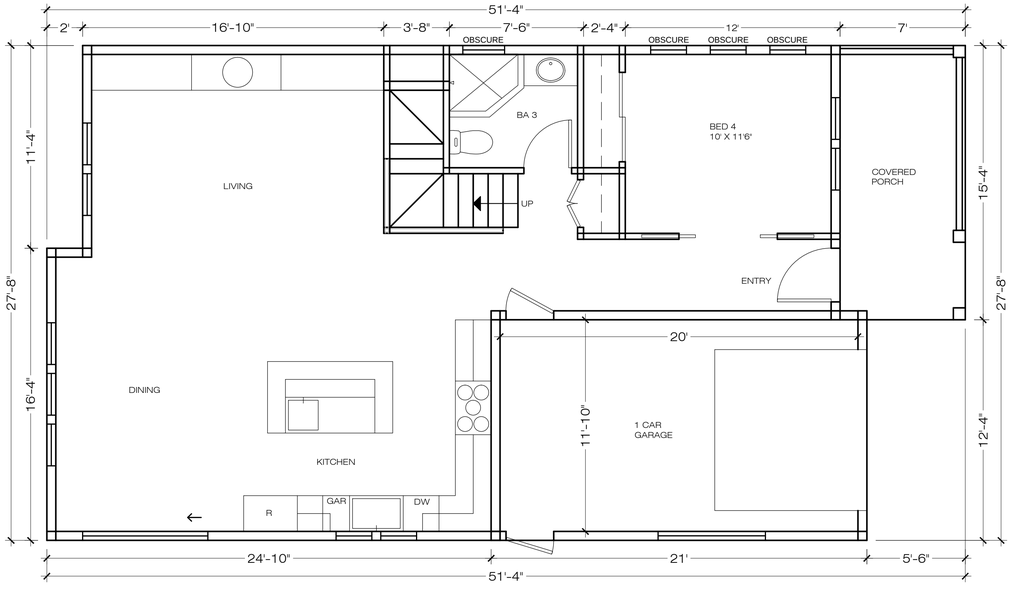
UNIT 1



UNIT 2



UNIT 3



GRAPHIC SCALE

4 0 2 4 8 16

(IN FEET)

1 inch = 4 ft.

FIRST FLOOR PLAN

1/4" = 1'-0"

JOSEPHINE CHANG, ARCHITECT
P.O. BOX 33097, LOS GATOS, CA 95031
408 674 1358 fax 408 402 9618
josephine@lciproperties.com

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3 Detached Condominiums

FIRST FLOOR PLANS

DATE: 12/04/19

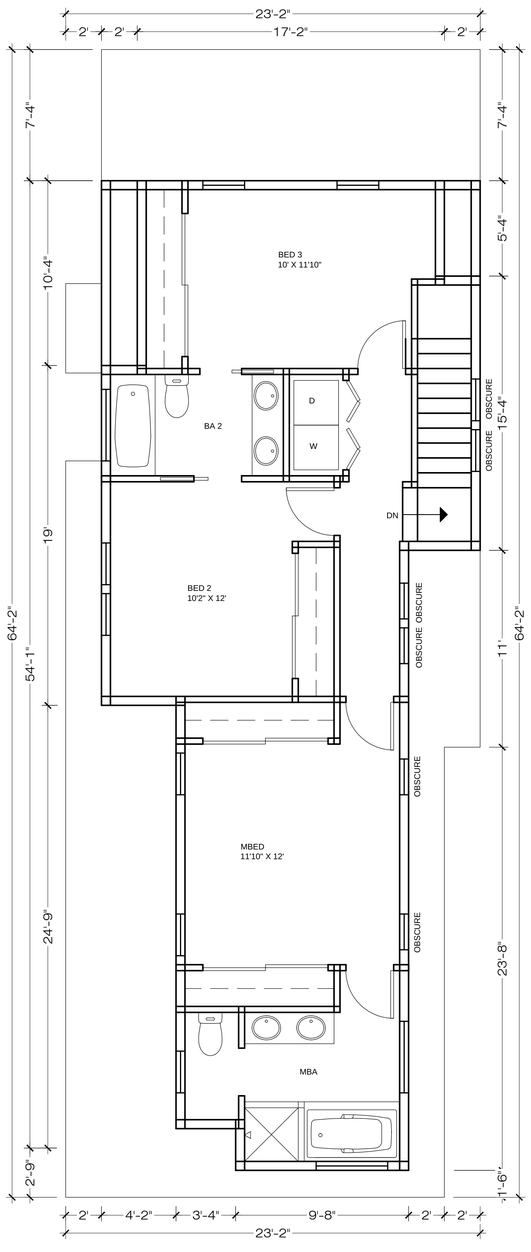
SCALE: 1/4"=1'0"

JOB: ROBERTS

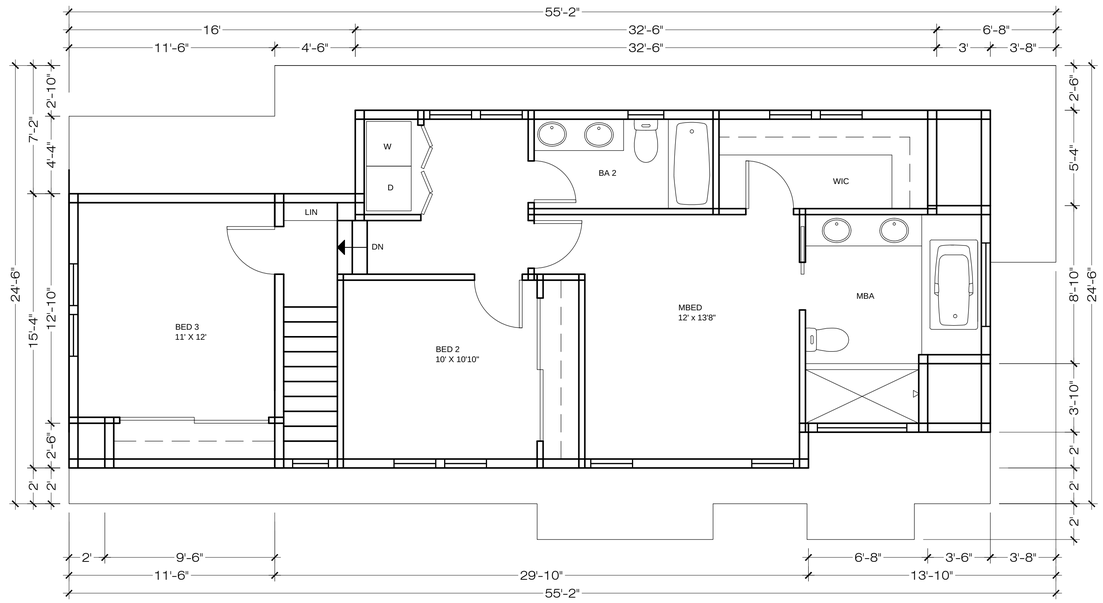
A2

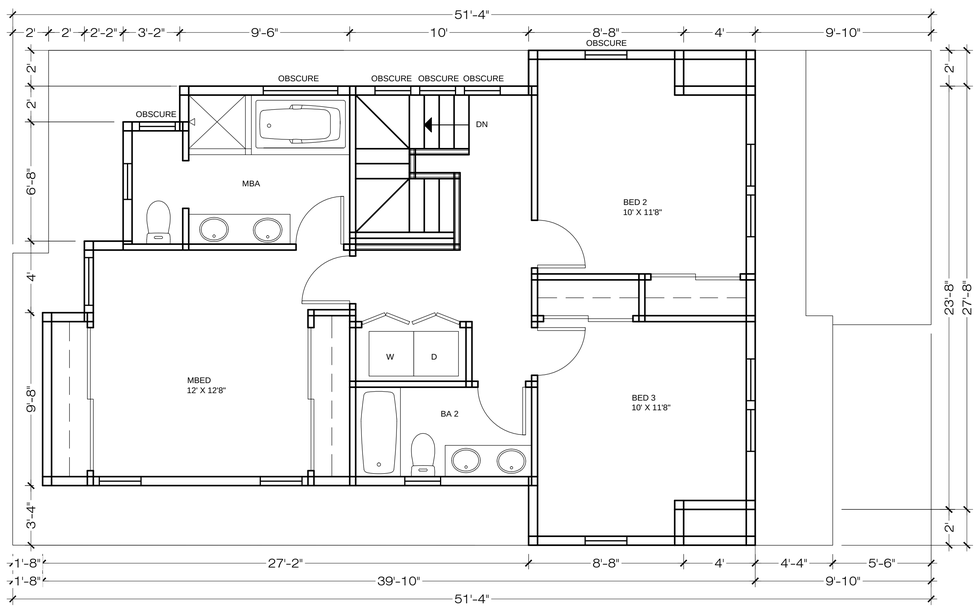
REVISIONS

UNIT 1



UNIT 2





UNIT 3

GRAPHIC SCALE

4 0 2 4 8 16

(IN FEET)

1 inch = 4 ft.

SEDOND FLOOR PLAN

1/4" = 1'-0"

REVISIONS

JOSEPHINE CHANG, ARCHITECT
P.O. BOX 33097, LOS GATOS, CA 95031
408 674 1358 fax 408 402 9618
josephine@lciproperties.com

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3 Detached Condominiums

SECOND FLOOR PLANS

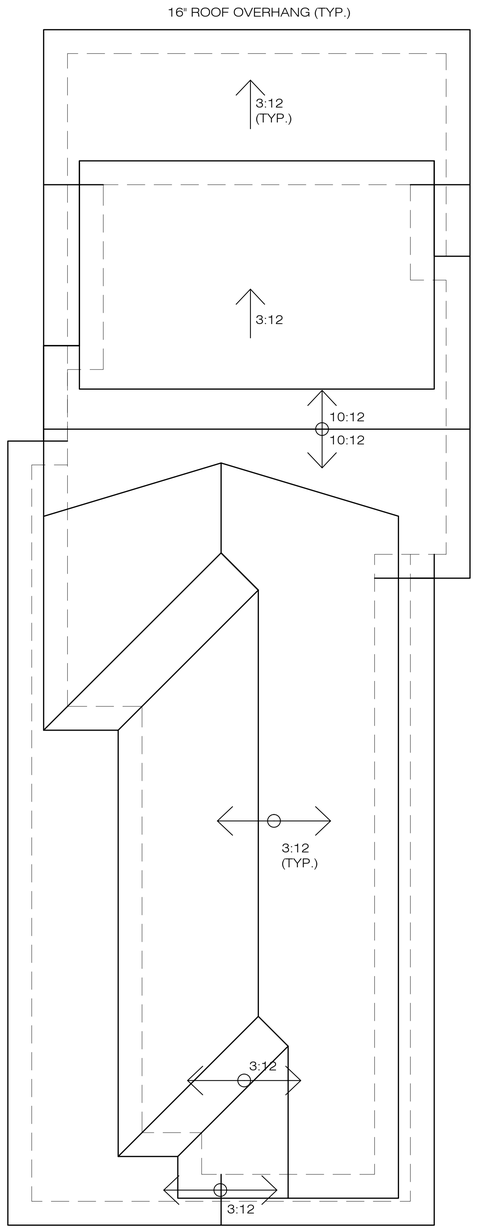
DATE: 12/04/19

SCALE: 1/4"=1'0"

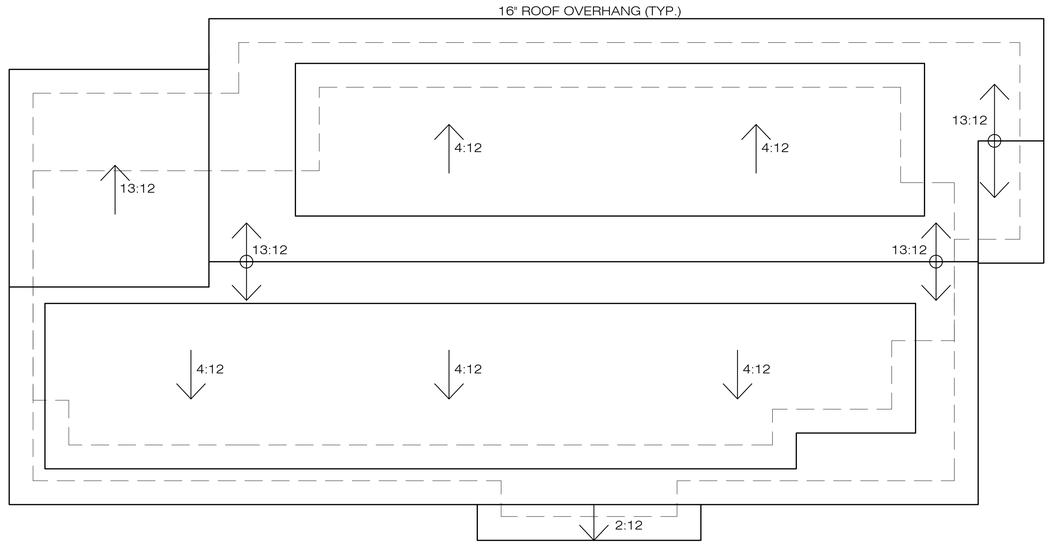
JOB: ROBERTS

A3

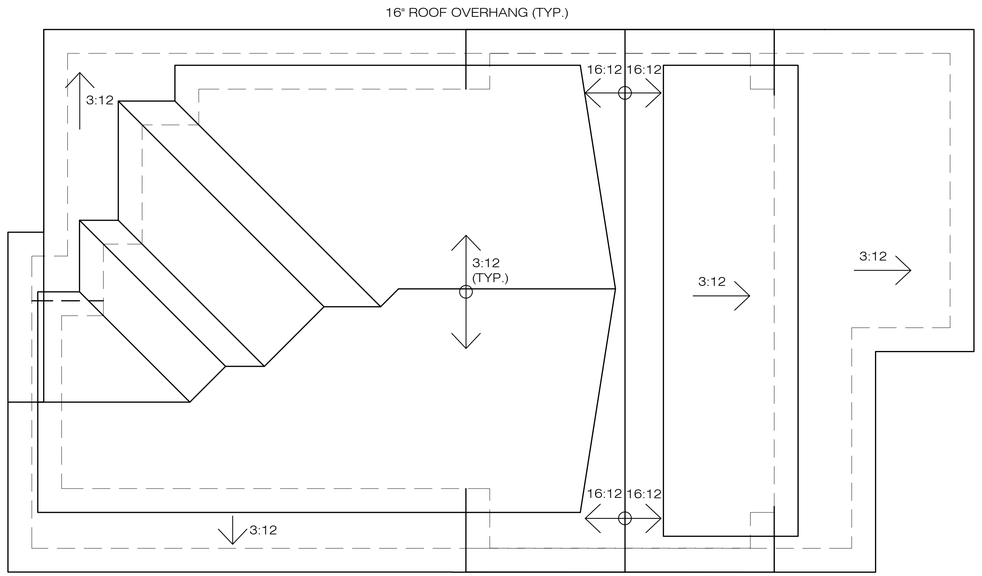
UNIT 1



UNIT 2



UNIT 3



GRAPHIC SCALE

4 0 2 4 8 16

(IN FEET)

1 inch = 4 ft.

ROOF PLAN

1/4" = 1'-0"

REVISIONS

JOSEPHINE CHANG, ARCHITECT
P.O. BOX 33097, LOS GATOS, CA 95031
408 674 1358 fax 408 402 9618
josephine@lciproperties.com

16940 Roberts Rd.
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3 Detached Condominiums

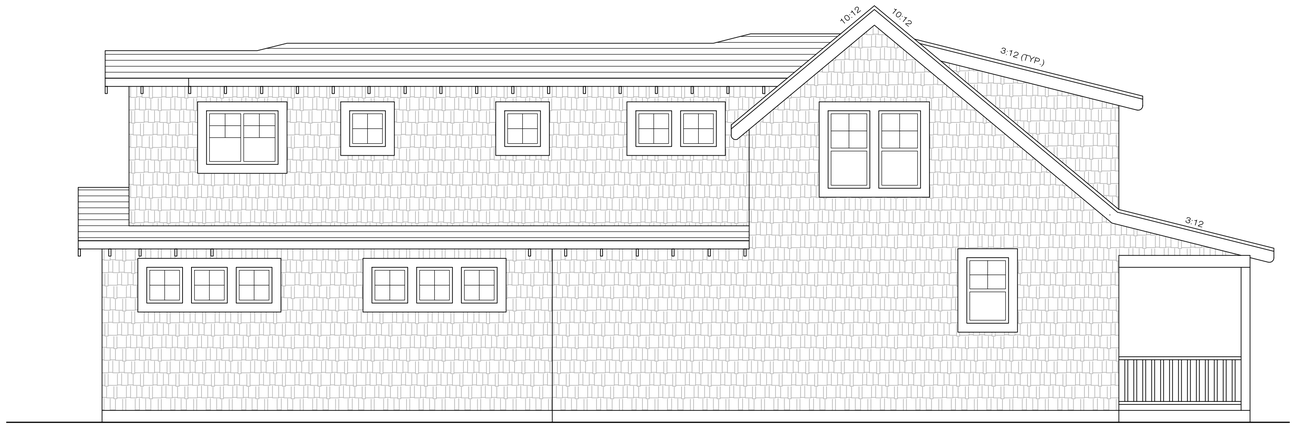
ROOF PLANS

DATE: 12/04/19

SCALE: 1/4"=1'0"

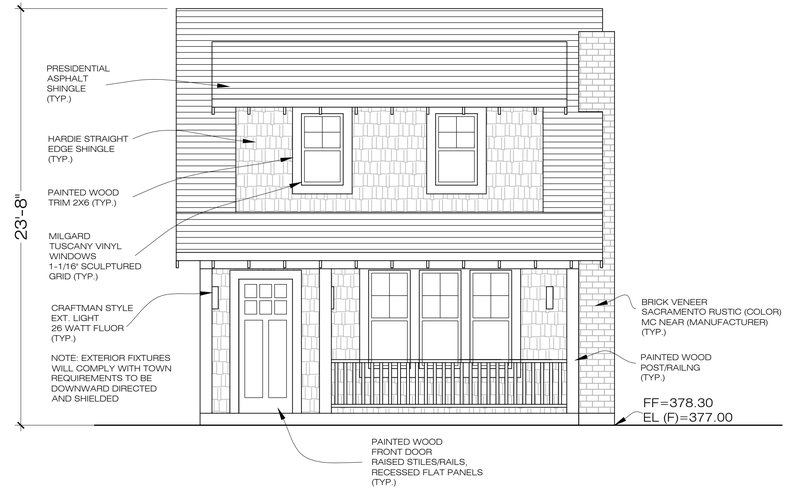
JOB: ROBERTS

A4



NORTH ELEVATION

1/4" = 1'-0"

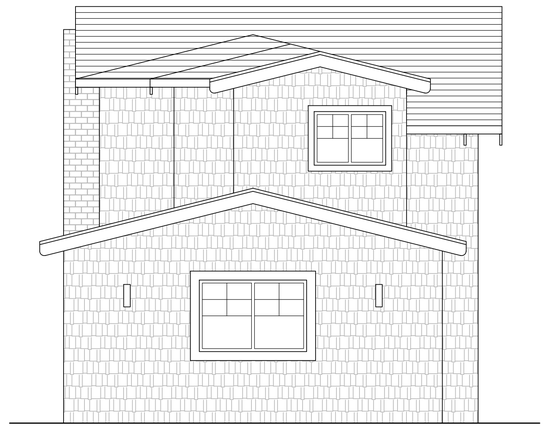


WEST ELEVATION

1/4" = 1'-0"

SOUTH ELEVATION

1/4" = 1'-0"



EAST ELEVATION

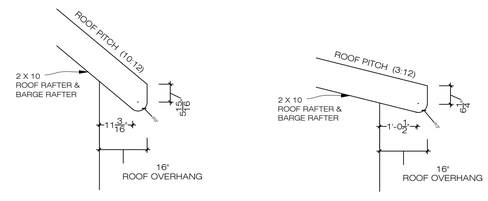
1/4" = 1'-0"

GRAPHIC SCALE

4 0 2 4 8 16

(IN FEET)

1 inch = 4 ft.



ROOF EAVE DETAIL

1/2" = 1'-0"

EXTERIOR LIGHTS

ADDRESS IDENTIFICATION (TYP.): NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS NUMBERS SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS HSALL BE A MINIMUM OF 4 INCHS (101.6 MM) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7 MM). WHERE ADDESS 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

REVISIONS

JOSEPHINE CHANG, ARCHITECT
P.O. BOX 33097, LOS GATOS, CA 95031
408 674 1358 fax 408 402 9618
josephine@lciproperties.com

16940 Roberts Rd.
Los Gatos, CA 95032
3 Detached Condominiums

UNIT 1
ELEVATIONS

DATE: 12/04/19

SCALE: 1/4"=1'0"

JOB: ROBERTS

A5

NORTH ELEVATION

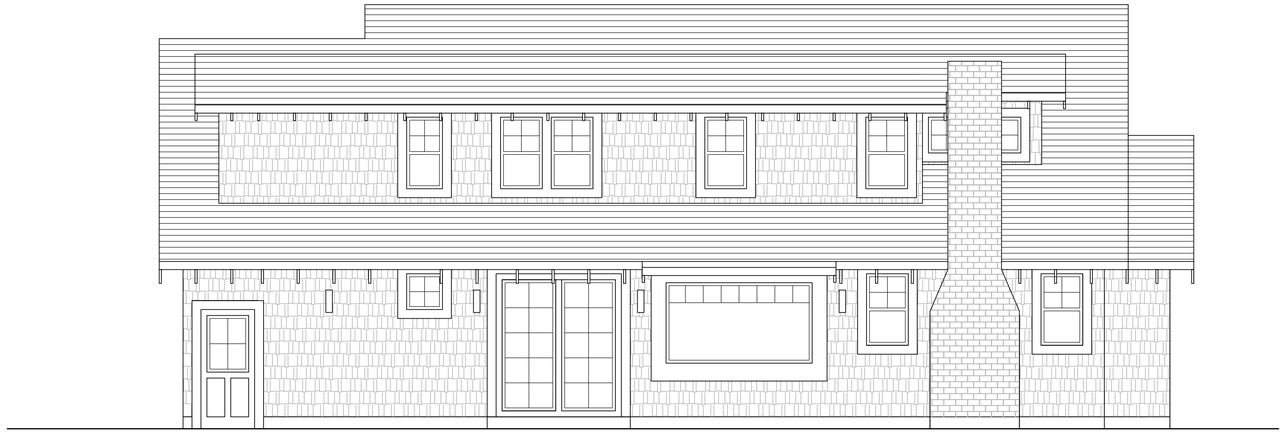
1/4" = 1'-0"

WEST ELEVATION

1/4" = 1'-0"

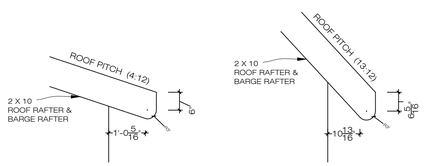
SOUTH ELEVATION

1/4" = 1'-0"



EAST ELEVATION

1/4" = 1'-0"



ROOF EAVE DETAIL

1/2" = 1'-0"

GRAPHIC SCALE

4 0 2 4 8 16

(IN FEET)

1 inch = 4 ft.

REVISIONS

JOSEPHINE CHANG, ARCHITECT
P.O. BOX 33097, LOS GATOS, CA 95031
408 674 1358 fax 408 402 9618
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16940 Roberts Rd.
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3 Detached Condominiums

UNIT 2
ELEVATIONS

DATE: 12/04/19

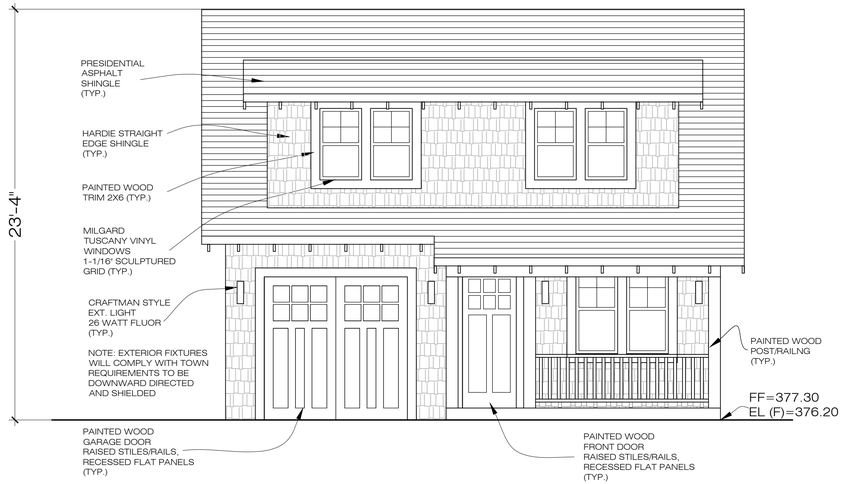
SCALE: 1/4"=1'0"

JOB: ROBERTS

A6

EAST ELEVATION

1/4" = 1'-0"



NORTH ELEVATION

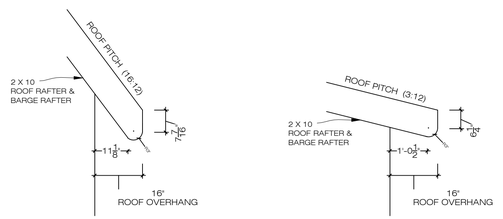
1/4" = 1'-0"

WEST ELEVATION

1/4" = 1'-0"

SOUTH ELEVATION

1/4" = 1'-0"



ROOF EAVE DETAIL

1/2" = 1'-0"

GRAPHIC SCALE

4 0 2 4 8 16

(IN FEET)

1 inch = 4 ft.

REVISIONS

JOSEPHINE CHANG, ARCHITECT
P.O. BOX 33097, LOS GATOS, CA 95031
408 674 1358 fax 408 402 9618
josephine@lciproperties.com

16940 Roberts Rd.
Los Gatos, CA 95032
3 Detached Condominiums

UNIT 3
ELEVATIONS

DATE: 12/04/09

SCALE: 1/4"=1'0"

JOB: ROBERTS

A7

GreenPoint RATED — A PROGRAM OF BUILD IT GREEN

NEW HOME RATING SYSTEM, VERSION 7.0

SINGLE FAMILY CHECKLIST

The GreenPoint Rated checklist tracks green features incorporated into the home. GreenPoint Rated is administered by Build It Green, a non-profit whose mission is to promote healthy, energy and resource efficient buildings in California.

The minimum requirements of GreenPoint Rated are: verification of 50 or more points; Earn the following minimum points per category: Commuity (2) Energy (25), Indoor Air Quality/Health (6), Resources (6), and Water (6); and meet the prerequisites CALGreen Mandatory, E5.2 , H6.1, J5.1, O1, O7.

Directions for Use: Column A is a dropdown menu with the options of "Yes", "No", or "TBD" or a range of percentages to allocate points. Select the appropriate dropdown and the appropriate points will appear in the blue "points achieved" column.

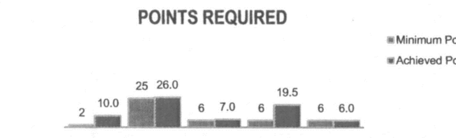
The criteria for the green building practices listed below are described in the GreenPoint Rated New Home Rating Manual. For more information please visit **www.builditgreen.org/greenpointrated**
Build It Green is not a code enforcement agency.

A home is only GreenPoint Rated if all features are verified by a Certified GreenPoint Rater and certified by Build It Green.

Points Achieved: **69**

Certification Level: **Certified**

POINTS REQUIRED



New Home Single Family Version 7.0

Project Name: Roberts Rd.
Project Street: 16940 Roberts Rd.
Project City: Los Gatos
Project Zip: 95032

	MEASURES	Points Achieved	Community	Energy	IAQ/Health	Resources	Water	NOTES
			Possible Points					
CALGreen								
Yes	CALGreen Res (REQUIRED)	4		1	1	1	1	
A. SITE								
No	A1. Construction Footprint (Site Preservation Plan Beyond Local Ordinance OR 40% of Site Undeveloped and Undisturbed)	0				1		
	A2. Job Site Construction Waste Diversion							
No	A2.1 75% C&D Waste Diversion (Including Alternative Daily Cover)	0				2		
No	A2.2 65% C&D Waste Diversion (Excluding Alternative Daily Cover)	0				2		
No	A2.3 Recycling Rates from Third-Party Verified Mixed-Use Waste Facility	0				1		
No	A3. Recycled Content Base Material (Minimum 25% Post-Consumer Content)	0				1		
No	A4. Heat Island Effect Reduction (Non-Roof)	0		1				
No	A5. Construction Environmental Quality Management Plan Including Flush-Out	0			1			
	A6. Stormwater Control: Prescriptive Path							
No	A6.1 Permeable Paving Material	0					1	
No	A6.2 Filtration and/or Bio-Retention Features	0					1	
No	A6.3 Non-Leaching Roofing Materials	0					1	
No	A6.4 Smart Stormwater Street Design	0	1					
No	A7. Stormwater Control: Performance Path (Capture and Treat 85% of Annual Runoff Onsite)	0					3	
B. FOUNDATION								
Yes	B1. Fly Ash and/or Slag in Concrete (Minimum of 30%)	1				1		
N/A	B2. Radon-Resistant Construction				2			
No	B3. Foundation Drainage System	0				2		
N/A	B4. Moisture Controlled Crawlspace				1			
	B5. Structural Pest Controls							
No	B5.1 Termite Shields and Separated Exterior Wood-to-Concrete Connections	0				1		
No	B5.2 Plant Trunks, Bases, or Stems at Least 36 Inches from the Foundation	0				1		
C. LANDSCAPE								
35.00%	Enter the landscape area percentage. Points capped at 6 for less than 15%.							
No	C1. Plants Grouped by Water Needs (Hydrozoning)	0					1	
No	C2. Three Inches of Mulch in Planting Beds	0					1	
	C3. Resource Efficient Landscapes							
Yes	C3.1 No Invasive Species Listed by Cal-IPC	1				1		
No	C3.2 Plants Chosen and Located to Grow to Natural Size (Limited Maintenance)	0				1		
No	C3.3 Drought Tolerant, California Native, Mediterranean Species, or Other Appropriate Species	0					3	
	C4. Minimal Turf in Landscape							
No	C4.1 No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Wide	0					2	
No	C4.2 Turf on a Small Percentage of Landscaped Area	0					2	
No	C5. Trees to Moderate Building Temperature (at least 50% of West Facing Glazing and Walls Shaded)	0		1	1		1	
No	C6. High-Efficiency Irrigation System	0					2	
No	C7. One Inch of Compost in the Top Six to Twelve Inches of Soil (with Soil Testing)	0					2	
No	C8. Rainwater Harvesting System	0					3	
No	C9. Recycled Wastewater Irrigation System	0					1	
No	C10. Submeter or Dedicated Meter for Landscape Irrigation	0					2	
No	C11. Landscape Meets Water Budget	0					1	
	C12. Environmentally Preferable Materials for Site							

New Home Single Family Version 7.0

	MEASURES	Points Achieved	Community	Energy	IAQ/Health	Resources	Water	NOTES
No	C12.1 Environmentally Preferable Materials for 70% of Non-Plant Landscape Elements and Fencing	0				1		
Yes	C13. Reduced Light Pollution (Exterior lighting fixtures shielded and directed downward)	1	1					
No	C14. Large Stature Tree(s)	0	1					
No	C15. Third Party Landscape Program Certification	0					1	
No	C16. Maintenance Contract with Certified Professional (Bay-Friendly Qualifed Professional or Equiv.)	0					1	
D. STRUCTURAL FRAME AND BUILDING ENVELOPE								
	D1. Optimal Value Engineering							
Yes	D1.1 Joists, Rafters, and Studs at 24 Inches on Center	3		1		2		
No	D1.2 Non-Load Bearing Door and Window Headers Sized for Load	0				1		
No	D1.3 Advanced Framing Measures	0				2		
No	D2. Construction Material Efficiencies (Pre-assembled wall and roof framing for at least 80% of project)	0				1		
	D3. Engineered Lumber							
Yes	D3.1 Engineered Beams and Headers	1				1		
Yes	D3.2 Wood I-Joists or Web Trusses for Floors	1				1		
No	D3.3 Engineered Lumber for Roof Rafters	0				1		
No	D3.4 Engineered or Finger-Jointed Studs for Vertical Applications	0				1		
No	D3.5 OSB for Subfloor	0				0.5		
Yes	D3.6 OSB for Wall and Roof Sheathing	0.5				0.5		
No	D4. Insulated Headers	0		1				
	D5. FSC-Certified Wood							
No	D5.1 Dimensional Lumber, Studs, and Timber	0				6		
No	D5.2 Panel Products	0				3		
	D6. Solid Wall Systems							
No	D6.1 At Least 90% of Floors	0				1		
No	D6.2 At Least 90% of Exterior Walls	0		1		1		
No	D6.3 At Least 90% of Roofs	0		1		1		
No	D7. Energy Heels on Roof Trusses	0		1				
16 inches	D8. Overhangs and Gutters	1		1		1		
	D9. Reduced Pollution Entering the Home from the Garage							
No	D9.1 Detached Garage	0			2			
No	D9.2 Mitigation Strategies for Attached Garage	0			1			
	D10. Structural Pest and Rot Controls							
No	D10.1 All Wood Located At Least 12 Inches Above the Soil	0				1		
No	D10.2 Wood Framing Treated With Borates or Factory-Impregnated, or Wall Materials Other Than Wood	0				1		
No	D11. Moisture-Resistant Materials in Wet Areas (such as Kitchen, Bathrooms, Utility Rooms, and Basements)	0			1	1		
E. EXTERIOR								
No	E1. Environmentally Preferable Decking	0				1		
No	E2. Flashing Installation Third-Party Verified	0				2		
No	E3. Rain Screen Wall System	0				2		
Yes	E4. Durable and Non-Combustible Cladding Materials	1				1		
	E5. Durable Roofing Materials							
Yes	E5.1 Durable and Fire Resistant Roofing Materials or Assembly	1				1		
No	E6. Vegetated Roof	0	2	2				
F. INSULATION								
	F1. Insulation with 30% Post-Consumer or 60% Post-Industrial Recycled Content							
No	F1.1 Walls and Floors	0				1		
No	F1.2 Ceilings	0				1		
	F2. Insulation that Meets the CDPH Standard Method—Residential for Low Emissions							
No	F2.1 Walls and Floors	0			1			
No	F2.2 Ceilings	0			1			
	F3. Insulation That Does Not Contain Fire Retardants							
No	F3.1 Cavity Walls and Floors	0			1			
No	F3.2 Ceilings	0			1			
No	F3.3 Interior and Exterior	0			1			
G. PLUMBING								
	G1. Efficient Distribution of Domestic Hot Water							
Yes	G1.1 Insulated Hot Water Pipes	1		1				
No	G1.2 WaterSense Volume Limit for Hot Water Distribution	0					1	
No	G1.3 Increased Efficiency in Hot Water Distribution	0					2	

New Home Single Family Version 7.0

	MEASURES	Points Achieved	Community	Energy	IAQ/Health	Resources	Water	NOTES
	G2. Install Water-Efficient Fixtures							
Yes	G2.1 WaterSense Showerheads 1.8gpm with Matching Compensation Valve	2					2	
Yes	G2.2 WaterSense Bathroom Faucets 1.0 gpm	1					1	
≤1.28 gpf	G2.3 WaterSense Toilets with a Maximum Performance (MaP) Threshold of No Less Than 500 Grams 1.28gpf OR 1.1 gpf	1					2	
No	G3. Pre-Plumbing for Graywater System	0					1	
No	G4. Operational Graywater System	0					3	
No	G6. Thermostatic Shower Valve or Auto-Diversion Tub Spout	0					1	
H. HEATING, VENTILATION, AND AIR CONDITIONING								
	H1. Sealed Combustion Units							
Yes	H1.1 Sealed Combustion Furnace	1			1			
Yes	H1.2 Sealed Combustion Water Heater	2			2			
No	H2. High Performing Zoned Hydronic Radiant Heating System	0		1	1			
	H3. Effective Ductwork							
No	H3.1 Duct Mastic on Duct Joints and Seams	0		1				
No	H3.2 Pressure Balance the Ductwork System	0		1				
No	H4. ENERGY STAR® Bathroom Fans Per HVI Standards with Air Flow Verified	0			1			
	H5. Advanced Practices for Cooling							
Yes	H5.1 ENERGY STAR Ceiling Fans in Living Areas and Bedrooms	1		1				
	H6. Whole House Mechanical Ventilation Practices to Improve Indoor Air Quality							
Yes	H6.1 Meet ASHRAE 62.2-2010 Ventilation Residential Standards	Y	R	R	R	R	R	
No	H6.2 Advanced Ventilation Standards	0			2			
No	H6.3 Outdoor Air is Filtered and Tempered	0			1			
	H7. Effective Range Hood Design and Installation							
No	H7.1 Effective Range Hood Ducting and Design	0			1			
No	H7.2 Automatic Range Hood Control	0			1			
No	H8. High Efficiency HVAC Filter (MERV 13+)	0			1			
No	H9 Advanced Refrigerants	0			1			
Yes	H10. No Fireplace or Sealed Gas Fireplace	1			1			
No	H11. Humidity Control Systems	0			1			
No	H12. Register Design Per ACCA Manual T	0		1				
I. RENEWABLE ENERGY								
Yes	I1. Pre-Plumbing for Solar Water Heating	1		1				
Yes	I2. Preparation for Future Photovoltaic Installation	1		1				
0.00%	I3. Onsite Renewable Generation (Solar PV, Solar Thermal, and Wind)	0		25				
	I4. Net Zero Energy Home							
No	I4.1 Near Zero Energy Home	0		2				
No	I4.2 Net Zero Electric	0		4				
No	I5. Energy Storage System	0		1				
J. BUILDING PERFORMANCE AND TESTING								
No	J1. Third-Party Verification of Quality of Insulation Installation	0			1			
No	J2. Supply and Return Air Flow Testing	0		1	1			
No	J3. Mechanical Ventilation Testing	0			1			
No	J4. Combustion Appliance Safety Testing	0			1			
	J5. Building Energy Performance							
5.00%	J5.1 Home Meets or Exceeds Energy Compliance Pathway	15		25+				
No	J6. Title 24 Prepared and Signed by a CABEC Certified Energy Analyst	0		1				
No	J7. Participation in Utility Program with Third-Party Plan Review	0		1				
No	J8. ENERGY STAR for Homes	0		1				
No	J9. EPA Indoor airPlus Certification	0			2			
No	J10. Blower Door Testing	0			3			
K. FINISHES								
	K1. Entryways Designed to Reduce Tracked-In Contaminants							
No	K1.1 Individual Entryways (Deliberate hard surface at entrances and permanent assembly for shoe storage)	0			1			
Yes	K2. Zero-VOC Interior Wall and Ceiling Paints	2			2			
No	K3. Low-VOC Caulks and Adhesives	0			1			
	K4. Environmentally Preferable Materials for Interior Finish							
No	K4.1 Cabinets	0				2		
No	K4.2 Interior Trim	0				2		
No	K4.3 Shelving	0				2		
No	K4.4 Doors	0				2		
No	K4.5 Countertops	0				1		

New Home Single Family Version 7.0

	MEASURES	Points Achieved	Community	Energy	IAQ/Health	Resources	Water	NOTES
	K5. Formaldehyde Emissions in Interior Finish Exceed CARB							
No	K5.1 Doors	0			1			
No	K5.2 Cabinets and Countertops	0			2			
No	K5.3 Interior Trim and Shelving	0			2			
No	K6. Products That Comply With the Health Product Declaration Open Standard	0			2			
No	K7. Indoor Air Formaldehyde Level Less Than 27 Parts Per Billion	0			2			
No	K8. Comprehensive Inclusion of Low Emitting Finishes				1			
L. FLOORING								
No	L1. Environmentally Preferable Flooring	0				3		
No	L2. Low-Emitting Flooring Meets CDPH 2010 Standard Method—Residential	0			3			
No	L3. Durable Flooring (All flooring is hard surface)	0				1		
No	L4. Thermal Mass Flooring	0		1				
M. APPLIANCES AND LIGHTING								
Yes	M1. ENERGY STAR® Dishwasher	1					1	
	M2. Efficient Laundry Appliances							
No	M2.1 CEE-Rated Clothes Washer	0		1			2	
Yes	M2.2 Energy Star Dryer	2		2				
No	M2.3 Solar Dryer/ Laundry Lines	0		0.5				
<25 cubic feet	M3. Size-Efficient ENERGY STAR Refrigerator	1		2				
	M4. Permanent Centers for Waste Reduction Strategies							
Yes	M4.1 Built-In Recycling Center	1				1		
No	M4.2 Built-In Composting Center	0				1		
	M5. Lighting Efficiency							
No	M5.1 High-Efficacy Lighting	0		2				
No	M5.2 Lighting System Designed to IESNA Footcandle Standards or Designed by Lighting Consultant	0		2				
Yes	M6. Electric Vehicle Charging Stations and Infrastructure	1	1					
N. COMMUNITY								
	N1. Smart Development							
Yes	N1.1 Infill Site	2	1			1		
No	N1.2 Designated Brownfield Site	0	1			1		
>30	N1.3 Conserve Resources by Increasing Density	4		2		2		
No	N1.4 Cluster Homes for Land Preservation	0	1			1		
	N1.5 Home Size Efficiency	5				9		
1808	Enter the area of the home, in square feet							
4	Enter the number of bedrooms							
	N2. Home(s)/Development Located Near Transit							
Yes	N2.1 Within 1 Mile of a Major Transit Stop	1	1					
Yes	N 2.2. Within 1/ 2 mile of a Major Transit Stop	0	2					
	N3. Pedestrian and Bicycle Access							
	N3.1 Pedestrian Access to Services Within 1/2 Mile of Community Services	2	2					
7	Enter the number of Tier 1 services							
7	Enter the number of Tier 2 services							
Yes	N3.2 Connection to Pedestrian Pathways	1	1					
No	N3.3 Traffic Calming Strategies	0	2					
	N4. Outdoor Gathering Places							
Yes	N4.1 Public or Semi-Public Outdoor Gathering Places for Residents	1	1					
No	N4.2 Public Outdoor Gathering Places with Direct Access to Tier 1 Community Services	0	1					
	N5. Social Interaction							
No	N5.1 Residence Entries with Views to Callers	0	1					
Yes	N5.2 Entrances Visible from Street and/or Other Front Doors	1	1					
Yes	N5.3 Porches Oriented to Street and Public Space	1	1					
	N6. Passive Solar Design							
No	N6.1 Heating Load	0		2				
No	N6.2 Cooling Load	0		2				
	N7. Adaptable Building							
No	N7.1 Universal Design Principles in Units	0	1		1			
No	N7.2 Full-Function Independent Rental Unit	0	1					
	N8. Resiliency							
No	N8.1 Vulnerability Assessment (Cal-Adapt, Fortified Standard, HAZUS, FEMA P58, or Seismic Evaluation)	0	1		1	1		
No	N8.2 Strategies to Address Assessment Findings	0	1		1	1		

New Home Single Family Version 7.0

	MEASURES	Points Achieved	Community	Energy	IAQ/Health	Resources	Water	NOTES
	N9. Social Equity in Community							
No	N9.1 Diverse Workforce (Supplier Diversity or Local Hire)	0	1			1		
No	N9.2 Community Location (Disadvantaged Community)	0	1		1			
O. OTHER								
Yes	O1. GreenPoint Rated Checklist in Blueprints	Y	R	R	R	R	R	
No	O2. Pre-Construction Kickoff Meeting with Rater and Subcontractors	0		0.5		1	0.5	
No	O3. Orientation and Training to Occupants—Conduct Educational Walkthroughs	0		0.5	0.5	0.5	0.5	
No	O4. Builder's or Developer's Management Staff are Certified Green Building Professionals	0		0.5	0.5	0.5	0.5	
	O5. Home System Monitors							
No	O5.1 Energy Home System Monitors	0		1				
No	O5.2. Water Home System Monitors	0					1	
	O6. Green Building Education							
No	O6.1 Marketing Green Building	0	2					
No	O6.2 Green Building Signage	0		0.5			0.5	
Yes	O7. Green Appraisal Addendum	Y	R	R	R	R	R	
No	O8. Detailed Durability Plan and Third-Party Verification of Plan Implementation	0				1		

Summary						
Total Available Points in Specific Categories	301.5	31	74.5	60	87	49
Minimum Points Required in Specific Categories	50	2	25	6	6	6
Total Points Achieved	68.5	10.0	26.0	7.0	19.5	6.0

REVISIONS

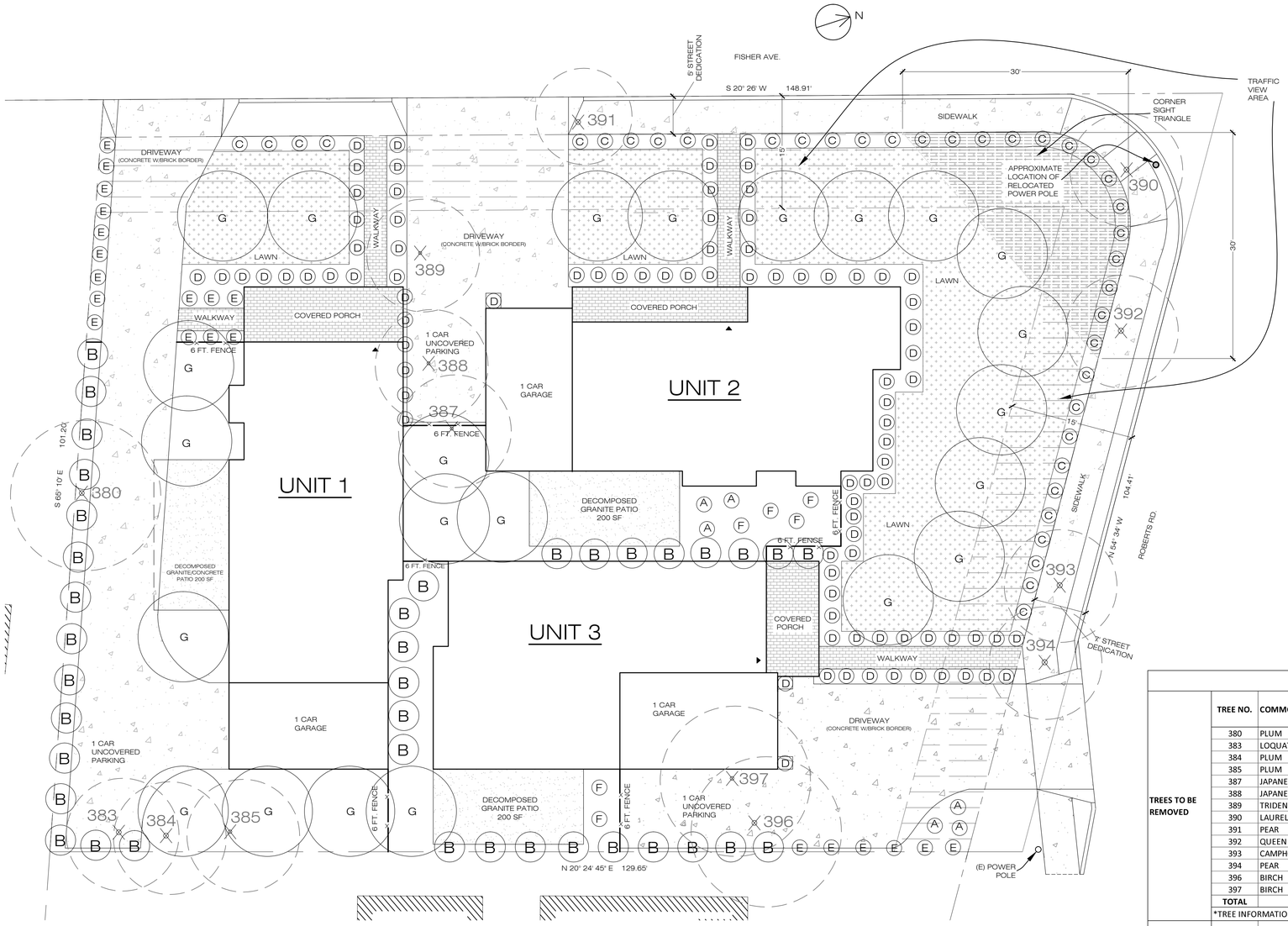
JOSEPHINE CHANG, ARCHITECT
P.O. BOX 33097, LOS GATOS, CA 95031
408.674.1358 fax 408.402.9618
josephine@lclproperties.com

16940 Roberts Rd.
Los Gatos, CA 95032
3 Detached Condominiums

BUILD IT GREEN CHECKLIST

DATE: 12/04/19
SCALE: N/A
JOB: ROBERTS

A8



PLANT LEGEND				
PLANT NO.	COMMON NAME	BOTANICAL NAME	SIZE	QTY
A	AZALEA	RHODODENDRON	5 GAL	6
B	FERN PODOCARPUS	PODOCARPUS GRANCILIOR	15 GAL	38
C	SHINING JASMINE	JASMINUM LAURIFOLIUM NITIDUM	1 GAL	38
D	DWARF BOXWOOD	BUXUS SUFFRUTICOSA	5 GAL	90
E	KOHUHU	PITTOSPORUM TENUFOLIUM	5 GAL	21
F	RAZZLEBERRI	LOROPETALUM CHINESE	5 GAL	5
G	CREPE MYRTLE	LAGERSTROEMIA	24" BOX	23

EXISTING TREE LEGEND/CANOPY REPLACEMENT REQUIREMENT

	TREE NO.	COMMON NAME	BOTANICAL NAME	TRUNK DIAMETER (IN.)	CANOPY DIAMETER (FT.)	CANOPY AREA (FT²)	# TREES	TOTAL CANOPY (FT²)	STATUS	REPLACEMENT REQUIREMENT (24" BOX)
TREES TO BE REMOVED	380	PLUM	PRUNUS SQ.	4	25	491	1	491	TO BE REMOVED	3
	383	LOQUAT	ERIOBOTRYA JAPONICA	2,2,2	20	314	1	314	TO BE REMOVED	3
	384	PLUM	PRUNUS CERASIFERA	8	15	177	1	177	TO BE REMOVED	3
	385	PLUM	PRUNUS CERASIFERA	8	15	177	1	177	TO BE REMOVED	3
	387	JAPANESE MAPLE	ACER PALMATUM	4,4	20	314	1	314	TO BE REMOVED	3
	388	JAPANESE MAPLE	ACER PALMATUM	8	20	314	1	314	TO BE REMOVED	3
	389	TRIDENT MAPLE	ACER BUERGERIANUM	6	20	314	1	314	TO BE REMOVED	3
	390	LAUREL	LAURUS NOBILIS	8	15	177	1	177	TO BE REMOVED	3
	391	PEAR	PYRUS X CALLERYANA	9	20	314	1	314	TO BE REMOVED	3
	392	QUEEN PALM	SYAGRUS ROMANZOFFIANA	10	15	177	1	177	TO BE REMOVED	3
	393	CAMPHOR	CINNAMOMUM CAMPHORA	2,2,2,2,2	15	177	1	177	TO BE REMOVED	3
	394	PEAR	PYRUS SP.	4,3	15	177	1	177	TO BE REMOVED	3
	396	BIRCH	BETULA PENDULA	8	20	314	1	314	TO BE REMOVED	3
	397	BIRCH	BETULA PENDULA	8,4	20	314	1	314	TO BE REMOVED	3
	TOTAL							3748		42
	*TREE INFORMATION PER MONARCH CONSULTING ARBORISTS' REPORT DATED 10/10/19									
TREES TO BE PLANTED	G	CREPE MYRTLE (24" BOX)	LAGERSTROEMIA		13	133	23	3051	TO BE PLANTED	
	B	FERN PINE (15 GAL)	PODOCARPUS GRANCILIOR		6	28	38	1074	TO BE PLANTED	
	TOTAL							4125		

LANDSCAPE PLAN

1/8" = 1'-0"

GRAPHIC SCALE

8 0 4 8 16 32

(IN FEET)

1 inch = 8 ft.

REVISIONS

JOSEPHINE CHANG, ARCHITECT
P.O. BOX 33097, LOS GATOS, CA 95031
408 674 1358 fax 408 402 9618
josephine@lciproperties.com

16940 Roberts Rd.
Los Gatos, CA 95032
3 Detached Condominiums

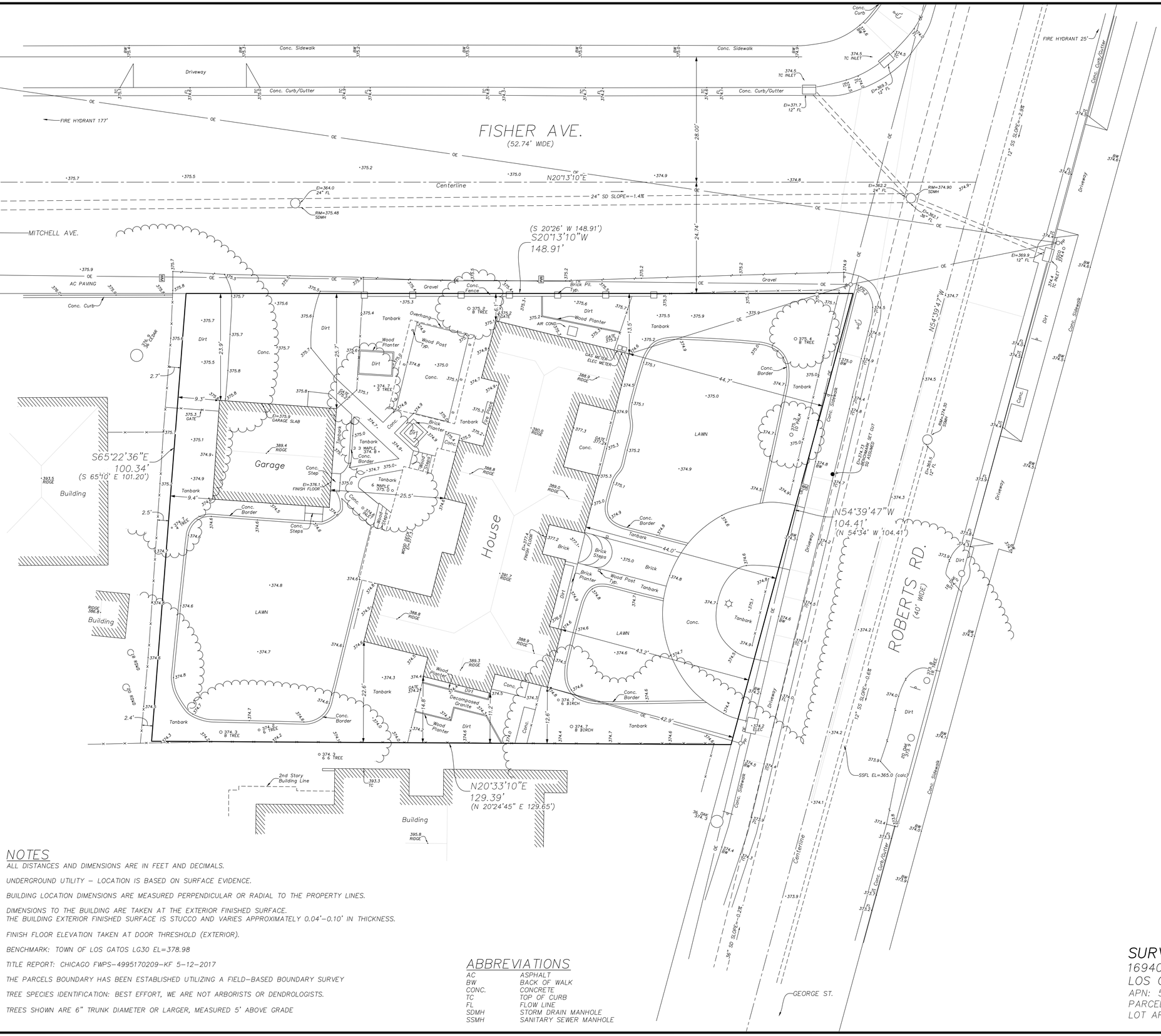
CONCEPTUAL LANDSCAPE PLAN

DATE: 12/04/19

SCALE: 1/8"=1'0"

JOB: ROBERTS

L1



GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)

1 inch = 10 ft.

2-27-2018
7-26-2018 ADJUSTED ELEVATIONS PER BM LG30
4-22-2019 ADDED RECORD PROPERTY LINE DATA AS SHOWN ON 536 M 3

LEGEND

( )	RECORD DATA PER 536 M 3 NOTE: THE MAP 536 M 3 WAS COMPILED FROM RECORD DATA PER THE SURVEYORS CERTIFICATE SHOWN ON 536 M 3.
WM	WATER METER OR WATER VALVE BOX
	FIRE HYDRANT
16 12 8 OAK	TREE – TRUNK DIAMETER IN INCHES TREE SPECIES IDENTIFICATION: BEST EFFORT, WE ARE NOT ARBORISTS OR DENDROLOGISTS
16 12 8 OAK	TREE WITH MULTIPLE TRUNKS
TRUNK	TREE DRIP LINE POINTS TOWARDS TREE TRUNKS. TREE DRIP LINES ABOVE PROPERTY LOCATED AS SHOWN.
+25.34 TC	TOP OF CURB
	FENCE
OE	OVERHEAD WIRES
PP	POWER POLE
+ 12.34	SPOT ELEVATION
SSCO 8.14	SANITARY SEWER CLEAN OUT
ELEC	UTILITY BOX–TYPE AS NOTED SIZE AS DRAWN
	IRRIGATION VALVE BOX
	SIGN
	ELECTROLIER
	EDGE OF AC PAVING
25.08 FL	FLOW LINE
	HANDICAP RAMP OR PARKING
TC=8.97 INLET FL=12.34	STORM DRAIN CURB INLET

NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.

UNDERGROUND UTILITY – LOCATION IS BASED ON SURFACE EVIDENCE.

BUILDING LOCATION DIMENSIONS ARE MEASURED PERPENDICULAR OR RADIAL TO THE PROPERTY LINES.

DIMENSIONS TO THE BUILDING ARE TAKEN AT THE EXTERIOR FINISHED SURFACE.
THE BUILDING EXTERIOR FINISHED SURFACE IS STUCCO AND VARIES APPROXIMATELY 0.04'–0.10' IN THICKNESS.

FINISH FLOOR ELEVATION TAKEN AT DOOR THRESHOLD (EXTERIOR).

BENCHMARK: TOWN OF LOS GATOS LG30 EL=378.98

TITLE REPORT: CHICAGO FWPS–4995170209–KF 5–12–2017

THE PARCELS BOUNDARY HAS BEEN ESTABLISHED UTILIZING A FIELD–BASED BOUNDARY SURVEY

TREE SPECIES IDENTIFICATION: BEST EFFORT, WE ARE NOT ARBORISTS OR DENDROLOGISTS.

TREES SHOWN ARE 6" TRUNK DIAMETER OR LARGER, MEASURED 5' ABOVE GRADE

ABBREVIATIONS

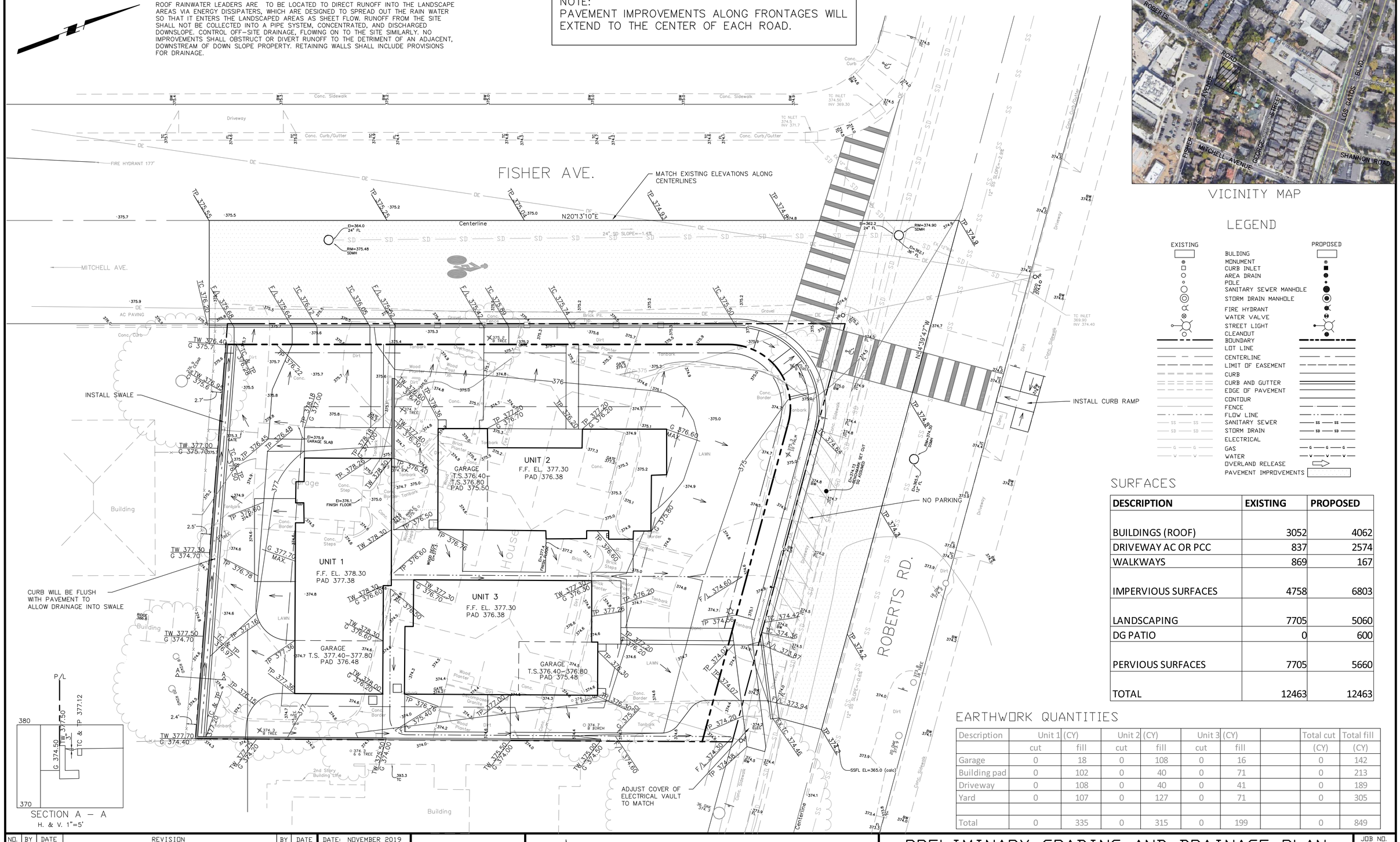
AC	ASPHALT
BW	BACK OF WALK
CONC.	CONCRETE
TC	TOP OF CURB
FL	FLOW LINE
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE

LICENSED LAND SURVEYOR
LOUIS WADE HAMMOND
PLS 6163
STATE OF CALIFORNIA

SURVEY

16940 ROBERTS RD.
LOS GATOS
APN: 529–18–053
PARCEL A, 536 M 3
LOT AREA: 13,980 SQ. FT.

L. Wade Hammond
Licensed Land Surveyor
No. 6163
36660 Newark Blvd. Suite C
Newark, California 94560
Tel:(510)579-6112 Fax:(510) 991-8054
wade@whlandsurveyor.com



ROOF RAINWATER LEADERS ARE TO BE LOCATED TO DIRECT RUNOFF INTO THE LANDSCAPE AREAS VIA ENERGY DISSIPATERS, WHICH ARE DESIGNED TO SPREAD OUT THE RAIN WATER SO THAT IT ENTERS THE LANDSCAPED AREAS AS SHEET FLOW. RUNOFF FROM THE SITE SHALL NOT BE COLLECTED INTO A PIPE SYSTEM, CONCENTRATED, AND DISCHARGED DOWNSLOPE. CONTROL OFF-SITE DRAINAGE, FLOWING ON TO THE SITE SIMILARLY. NO IMPROVEMENTS SHALL OBSTRUCT OR DIVERT RUNOFF TO THE DETRIMENT OF AN ADJACENT, DOWNSTREAM OF DOWN SLOPE PROPERTY. RETAINING WALLS SHALL INCLUDE PROVISIONS FOR DRAINAGE.

NOTE:
PAVEMENT IMPROVEMENTS ALONG FRONTAGES WILL EXTEND TO THE CENTER OF EACH ROAD.

MATCH EXISTING ELEVATIONS ALONG CENTERLINES

INSTALL SWALE

CURB WILL BE FLUSH WITH PAVEMENT TO ALLOW DRAINAGE INTO SWALE

INSTALL CURB RAMP

NO PARKING

ADJUST COVER OF ELECTRICAL VAULT TO MATCH

SECTION A – A
H. & V. 1"=5'

VICINITY MAP

LEGEND

EXISTING — PROPOSED

- BULDING
- MONUMENT
- CURB INLET
- AREA DRAIN
- POLE
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- FIRE HYDRANT
- WATER VALVE
- STREET LIGHT
- CLEANOUT
- BOUNDARY
- LOT LINE
- CENTERLINE
- LIMIT OF EASEMENT
- CURB
- CURB AND GUTTER
- EDGE OF PAVEMENT
- CONTOUR
- FENCE
- FLOW LINE
- SANITARY SEWER
- STORM DRAIN
- ELECTRICAL
- GAS
- WATER
- OVERLAND RELEASE
- PAVEMENT IMPROVEMENTS

SURFACES

DESCRIPTION	EXISTING	PROPOSED
BUILDINGS (ROOF)	3052	4062
DRIVEWAY AC OR PCC	837	2574
WALKWAYS	869	167
IMPERVIOUS SURFACES	4758	6803
LANDSCAPING	7705	5060
DG PATIO	0	600
PERVIOUS SURFACES	7705	5660
TOTAL	12463	12463

EARTHWORK QUANTITIES

Description	Unit 1	(CY)	Unit 2	(CY)	Unit 3	(CY)		Total cut	Total fill
	cut	fill	cut	fill	cut	fill		(CY)	(CY)
Garage	0	18	0	108	0	16		0	142
Building pad	0	102	0	40	0	71		0	213
Driveway	0	108	0	40	0	41		0	189
Yard	0	107	0	127	0	71		0	305
Total	0	335	0	315	0	199		0	849

NO.	BY	DATE	REVISION	BY	DATE

DATE: NOVEMBER 2019
SCALE: HOR. 1"=10'
VERT.
DESIGNED: JC
CHECKED: KC
PROJ. ENGR: JC

BY: KAREL CYMBAL, RCE 34534
DATE:

WESTFALL ENGINEERS, INC.
14583 BIG BASIN WAY, SARATOGA, CA 95070 (408)867-0244

PRELIMINARY GRADING AND DRAINAGE PLAN
LANDS OF CHANG

16940 ROBERTS ROAD, LOS GATOS

JOB NO.
2018-069

SHEET
C1
OF
3

NO.	BY	DATE	REVISION	BY	DATE

DATE: NOVEMBER 2019
SCALE: HOR. 1"=10'
VERT.
DESIGNED: JC
CHECKED: KC
PROJ. ENGR: JC

BY: KAREL CYMBAL, RCE 34534
DATE:

WESTFALL ENGINEERS, INC.

14583 BIG BASIN WAY, SARATOGA, CA 95070 (408)867-0244

EROSION CONTROL PLAN
LANDS OF CHANG

16940 ROBERTS ROAD, LOS GATOS

JOB NO. 2018-069

SHEET C2
OF 3


FISHER AVE.
(52.74' WIDE)
N20°13'10"E
Centerline
MITCHELL AVE.
FIRE HYDRANT 177'
Conc. Sidewalk
Conc. Curb/Gutter
Driveway
AC PAVING
ROBERTS RD.
(40' WIDE)
N54°39'47"W
UNIT 1
UNIT 2
UNIT 3
Building
Garage
PROPOSED JOINT TRENCH
PROPOSED SS CLEANOUT
WATER METER
WATER SERVICE
PROPOSED JOINT TRENCH
4"SS LAT.
32'-4" PVC LAT. S=0.02 MIN.
RELOCATE EX. POWER POLE PER PGE
APPROXIMATE LOCATION OF NEW POWER POLE
ADJUST COVER OF ELECTRICAL VAULT TO MATCH
PROVIDE MIN. 1' CLEAR TO SWK.
EXISTING OVERHEAD TO BE REMOVED
PROPOSED JOINT TRENCH
LEGEND
EXISTING
PROPOSED
BUILDING
MONUMENT
CURB INLET
AREA DRAIN
POLE
SANITARY SEWER MANHOLE
STORM DRAIN MANHOLE
FIRE HYDRANT
WATER VALVE
STREET LIGHT
CLEANOUT
BOUNDARY
LOT LINE
CENTERLINE
LIMIT OF EASEMENT
CURB
CURB AND GUTTER
EDGE OF PAVEMENT
CONTOUR
FENCE
FLOW LINE
SANITARY SEWER
STORM DRAIN
ELECTRICAL
GAS
WATER

NO.	BY	DATE	REVISION	BY	DATE

DATE: NOVEMBER 2019
SCALE: HOR. 1"=10'
VERT.
DESIGNED: JC
CHECKED: KC
PROJ. ENGR: JC

BY: KAREL CYMBAL, RCE 34534
DATE:

WESTFALL ENGINEERS, INC.
14583 BIG BASIN WAY, SARATOGA, CA 95070 (408)867-0244

PRELIMINARY UTILITY PLAN
LANDS OF CHANG

16940 ROBERTS ROAD, LOS GATOS

JOB NO. 2018-069

SHEET C3 OF 2

REFERENCE MAPS

(A) RECORD OF SURVEY ,377-M-28

(B) PARCEL MAP,536-M-3

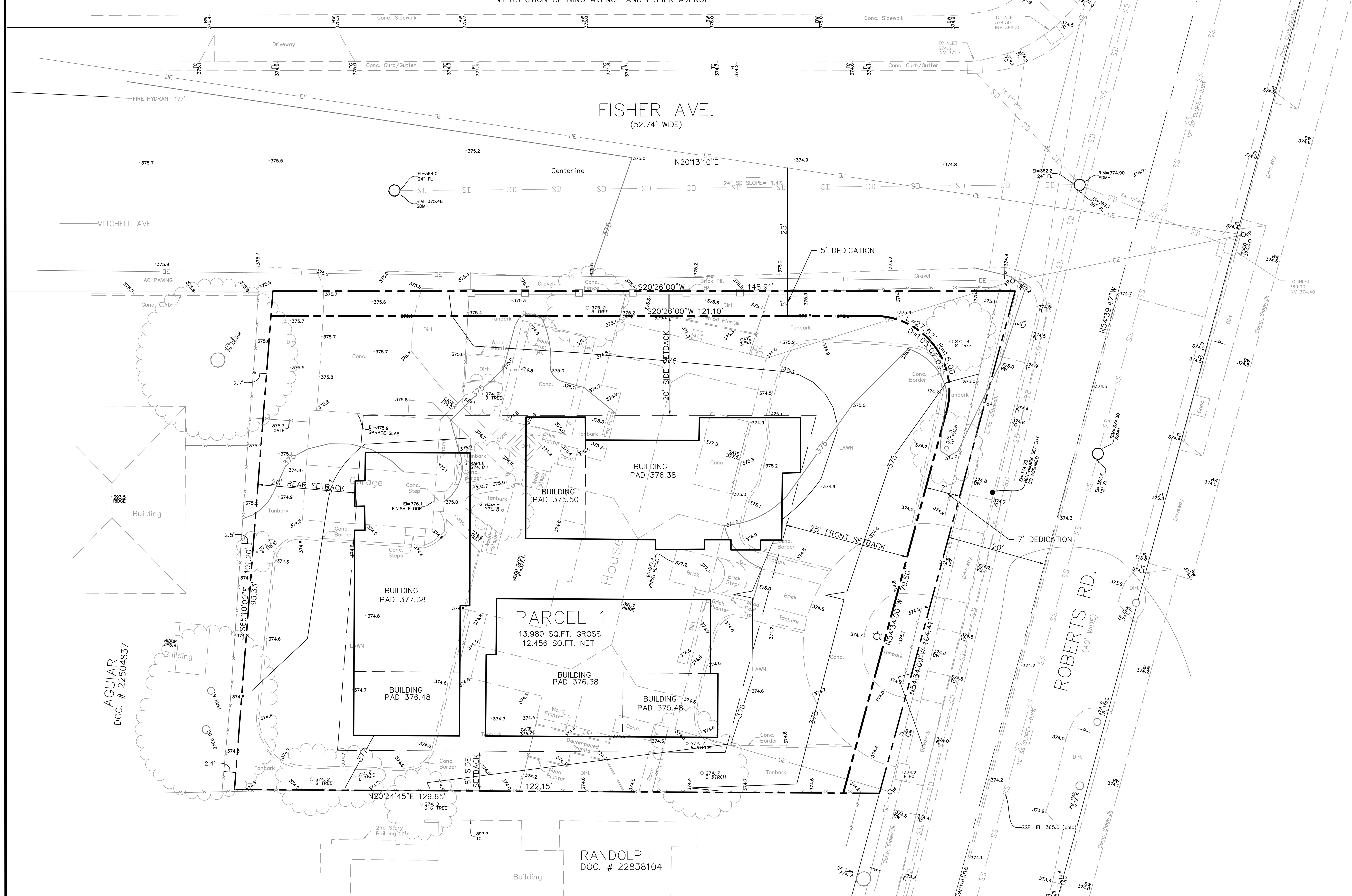
(C) MITCHELL ADDITION,"H"-M-39

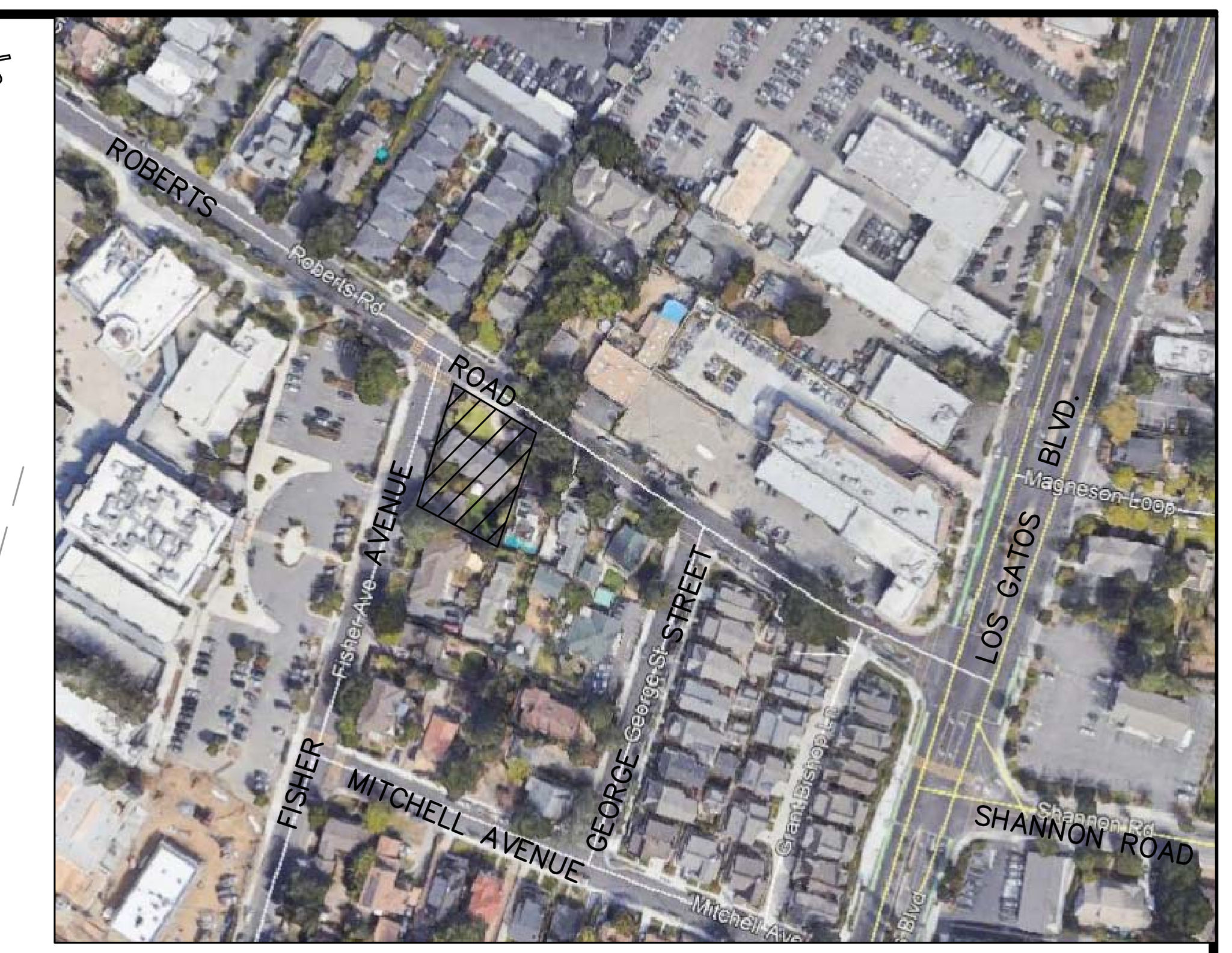
THE TOPOGRAPHIC SURVEY AND MAP WAS PREPARED BY I. WADE HAMMOND. DATED 2-27-2018.

ALL DISTANCES AND ELEVATIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.

BASIS OF ELEVATIONS

THE BASIS OF ELEVATIONS AS SHOWN ON THIS MAP IS TOWN OF LOS GATOS BENCHMARK ID: LG30.
ELEV = 421.04'' (NGVD29)
INTERSECTION OF NINO AVENUE AND FISHER AVENUE





VICINITY MAP

LEGEND

EXISTING		PROPOSED
	BUILDING	
	MONUMENT	
	CURB INLET	
	AREA DRAIN	
	POLE	
	SANITARY SEWER MANHOLE	
	STORM DRAIN MANHOLE	
	FIRE HYDRANT	
	WATER VALVE	
	STREET LIGHT	
	CLEANOUT	
	BOUNDARY	
	LOT LINE	
	CENTERLINE	
	LIMIT OF EASEMENT	
	CURB	
	CURB AND GUTTER	
	EDGE OF PAVEMENT	
	CONTOUR	
	FENCE	
	FLOW LINE	
— SS — SS	SANITARY SEWER	— SS — SS —
— SD — SD	STORM DRAIN	— SD — SD —
	ELECTRICAL	
— G — G	GAS	— G — G —
— V — V	WATER	— V — V —

NOTES:

OWNER AND DEVELOPER: JOSEPHINE CHANG
P.O. BOX 330.97
LOS GATOS, CA 95031
408-674-1385W
EMAIL josephine@lciproperties.com

ENGINEER: WESTFALL ENGINEERS, INC.
14583 BIG BASIN WAY
SARATOGA, CA 95070
408-867-0244

EXISTING USE OF PROPERTY – RESIDENTIAL, ISINGLE FAMILY HOME
PROPOSED USE OF PROPERTY – RESIDENTIAL, 3 RESIDENTIAL CONDOMINIUMS
ASSESSOR'S PARCEL NUMBER – 529-18-53
UTILITIES: STORM DRAIN – TOWN OF LOS GATOS
SANITARY SEWER – WEST VALLEY SANITATION DISTRICT
WATER – SAN JOSE WATER COMPANY
ELECTRIC – P.G. & E.
GAS – P.G. & E.
TELEPHONE – A.T. & T.
CABLE – COMCAST
THE PROPERTY PER DOCUMENT # 23787700 AND SURVEY RECORDED ON PARCEL MAP IN BOOK 536 OF MAPS, PAGE 3 ON NOVEMBER 6TH. 1984. SANTA CLARA COUNTY RECORDS.

DEMOLITION TO BE COMPLETED PRIOR TO PARCEL MAP RECORDATION.

THE SITE IS WITHIN ZONE X "AREAS OF 0.2% ANNUAL CHANCE OF FLOOD; AREAS OF 1% ANNUAL CHANCE OF FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH AREAS LESS THAN 1 SQUARE MILE.
PAD AND FINISH FLOOR ELEVATION WILL BE VERIFIED AND CERTIFIED BY LICENSED SURVEYOR.

THERE IS NO LAND DIVISION OF THE PARCEL. THE INDIVIDUAL UNITS WILL BE DEFINED WITHIN A CONDOMINIUM PLAN AND RECORDED TOGETHER WITH CC&R's.

NO.	BY	DATE	REVISION	BY	DATE

DATE: NOVEMBER 2019
SCALE: HDR. 1"=10' VERT.
DESIGNED: JC
CHECKED: KC
PROJ. ENGR: JC

BY: KAREL CYMBAL, RCE 34534
DATE:

WESTFALL ENGINEERS, INC.
14583 BIG BASIN WAY, SARATOGA, CA 95070 (408)867-0244

TENTATIVE MAP
LANDS OF CHANG
16940 ROBERTS ROAD, LOS GATOS

JOB NO. 2018-069
SHEET 1 OF 1

TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT

MEETING DATE: 12/11/2019

ITEM NO: 5

DATE: December 6, 2019

TO: Planning Commission

FROM: Joel Paulson, Community Development Director

SUBJECT: Architecture and Site Application S-19-012. Project Location: **15925 Quail Hill Drive**. Applicant: Tom Sloan. Property Owner: John and Allison Diep. Project Planner: Jennifer Armer.
Requesting approval for demolition of an existing single-family residence and detached accessory dwelling unit, and construction of a two-story single-family residence on property zoned HR-1. APN 527-02-007.

RECOMMENDATION:

Denial.

PROJECT DATA:

General Plan Designation: Hillside Residential
Zoning Designation: Hillside Residential, HR-1
Applicable Plans & Standards: General Plan; Hillside Development Standards and Guidelines
Parcel Size: 42,253 square feet
Surrounding Area:

	Existing Land Use	General Plan	Zoning
North	Residential	Hillside Residential	HR-1
South	Residential	Hillside Residential	HR-1
East	Residential	Hillside Residential	HR-1
East	Residential	Hillside Residential	HR-1

CEQA:

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

PREPARED BY: Jennifer Armer, AICP
Senior Planner

Reviewed by: Planning Manager and Community Development Director

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

FINDINGS:

- The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15303: New Construction or Conversion of Small Structures.
- As required by Section 29.10.09030 (e) of the Town Code for the demolition of an existing structure.
- As required by Section 29.10.330 of the Town Code for the demolition of existing accessory dwelling unit.
- As required by the Hillside Development Standards and Guidelines that the project complies with the Hillside Development Standards and Guidelines.
- The project is consistent with the Hillside Specific Plan.

CONSIDERATIONS:

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

ACTION:

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

BACKGROUND:

The project site is located on the south side of Shady Lane at the corner with Drysdale Drive (Exhibit 1). The lot has an average slope of 25 percent. The existing house takes access from Quail Hill Road at the top of the property, but the proposed house is at the bottom of the hill property and proposes new access off of Drysdale Drive. The lot is approximately 42,253 square feet with an existing 2,766-square foot single-story residence, detached carport, and accessory dwelling unit (ADU). The immediate neighborhood contains a mix of one- and two-story residences.

The project is being considered by the Planning Commission to determine compliance with the Hillside Development Standards and Guidelines (HDS&G) and because of the request for exceptions to the HDS&G including overall building height (lowest-to-highest dimension), retaining wall height, and depth of cut and fill. An exception for building height is considered a major exception and can only be granted by Town Council or Planning Commission.

PROJECT DESCRIPTION:

A. Location and Surrounding Neighborhood

The project site is located on the south side of Shady Lane at the corner of Drysdale Drive (Exhibit 1). The existing house takes access from Quail Hill Road, a private road, at the upper end of the property, but the proposed house would be at the lower end of the property, and includes new access from Drysdale Drive, with a new address. Properties within the immediate neighborhood are developed with one- and two-story single-family residences.

B. Project Summary

The applicant is proposing to demolish the existing 2,766-square foot single-story residence, detached carport, and detached ADU, and construct a new 5,095-square foot two-story single-family residence with a below grade attached garage. The proposed house would be located at the lower end of the hillside property, adjacent to Drysdale Drive (Exhibit 4). The proposed residence would have a maximum height of 25 feet. The project includes a request for the following exceptions from the HDS&G standards:

- Though no portion of the house is proposed to be greater than 25 feet high, the north facing elevation's overall height would be 43 feet tall from the base of the below-grade garage (exposed garage door) to the top of the highest roof. Per the HDS&G, the maximum height of a building's tallest elevation shall not exceed 35 feet measured from the lowest part of the building to the highest; and
- Areas of the proposed sitework would exceed the maximum allowed heights for retaining walls and depth of cut and fill, particularly adjacent to the exposed below-grade garage.

C. Zoning Compliance

A single-family residence is a permitted use in the HR-1 zone.

DISCUSSION:

A. Architecture and Site Analysis

The applicant proposes construction of a two-story residence with flat roofs, smooth plaster finish, aluminum clad wood windows and doors, and a carriage style garage door (Exhibits 4, 5, and 14). A color and materials board is available as Exhibit 5, and will be available at the hearing. The proposed house would be located on the lower end of the property, adjacent to Drysdale Drive, and would be constructed on three levels, with the below-grade garage only exposed at the garage door location. Portions of the main and upper floors would

DISCUSSION (continued):

meet the definition of below grade square footage. The maximum height of the proposed residence would be 25 feet, however, the maximum overall height of the building would be 43 feet, where 35 feet is allowed. Story poles have been installed and certified to show the massing of the proposed residence. In addition, the applicant has placed stakes to outline the location (but not height of cut/fill) of the proposed driveway and onsite parking.

Floor Area Summary				
Floor	**Above Grade Square Footage**	**Excluded from Countable Floor Area**		**Total**
		Below-grade Square Footage	**Up to 400 Square Footage of Garage**	
Upper Floor	2,880	60	0	2,940
Main Floor	2,215	2,428	0	4,643
Lower Floor (Garage)	0	2,688	211	2,899
Total	**5,095**	**5,176**	**211**	**10,482**

The applicant has designed the residence to be set into the hillside to reduce the mass of the home. The proposed residence would appear as a single-story along the south (rear) elevation and as two stories from the west (side), east (street side), and north (front) elevations. The north elevation includes the face of the garage, which is located below grade but daylights to provide access. Three levels of the residence would be visible from the north elevation, including the exposed the below-grade garage.

The residence would take access from the west side of Drysdale Drive via a new driveway leading to the garage. The new driveway would require retaining walls as it approaches the exposed below-grade garage (Exhibit 14, Sheet C.4). Due to the constraints of the hillside site, the applicant is requesting several exceptions to the HDS&G for the project. The applicant has included a Letter of Justification addressing the exceptions, with the following analysis in *italic* font (Exhibit 6):

- HDS&G guideline that low-to-high building height shall not exceed 35 feet (Section V.E)

  The garage is proposed to be completely below-grade, except for the 13-foot wide driveway access. Because the measurement from the bottom of this exposed garage door to the top of the highest north-facing roof form is 43 feet, the proposed design requires an exception for height. In addition to the discussion in Exhibit 6, the applicant has provided additional justification for the proposed height in Exhibit 8.

DISCUSSION (continued):

- HDS&G guideline that retaining walls should not be taller than five feet (Section VI.C).

  The retaining walls on either side of the driveway as it approaches the below-grade garage would cut into the hillside resulting in heights ranging up to 10 feet. The applicant has designed the driveway to curve before approaching the garage doors, which, in combination with proposed landscaping, would substantially screen the retaining walls and garage door from view. In addition, because of the manner in which the proposed building daylights as it progresses down the hill, there are portions of the proposed lightwells and below-grade patios that are considered retaining walls (rather than lightwell walls) when they cut adjacent to portions of the building that are not considered below-grade square footage. These retaining walls are up to 10 feet high in some locations and would also require an exception.

- HDS&G standards for maximum cut and fill depths (Section III.A).

  The intent of the HDS&G standard for grading depths is to ensure construction retains the existing landform and follows the natural contours of the site. Due to the physical characteristics of the hillside lot, the project requests an exception to these standards to allow for cut and fill exceeding the limitations of the HDS&G for the construction of the retaining walls that would support the driveway. As previously discussed, the applicant has sited the driveway to reduce its visual impact. A grading exception would also be required for site work for the proposed entry patio. Grading exceptions are summarized in the table below.

Maximum Graded Cuts and Fills – HDS&G				
	Maximum Cut Depths (feet)		Maximum Fill Depths (feet)	
	Allowed	Proposed	Allowed	Proposed
House Footprint (areas with no below-grade square footage)*	8*	NA	3	NA
House Footprint (areas with below-grade square footage)	No Limit	29.7	3	0
Driveway	4	**9.3**	3	**3.4**
Site Work	4	**8.1**	3	1
* – Excludes below-grade square footage **Bold** – requires exception to the HDS&G				

DISCUSSION (continued):

B. Building Design

The Town's Consulting Architect reviewed the project to provide recommendations regarding the building design (Exhibit 7) and provided a follow-up review (Exhibit 10) of the revised plans (Exhibit 14). In the Issues and Concerns background section of the report, the Consulting Architect noted that the proposed house has an identifiable architectural style with authentic details executed in high quality materials. The specific concerns listed included the extent to which the architectural design blends with the natural environment, building height, bulk and mass, roofs, the general building form of three stacked boxes, and the grand scale of the front portion of the house.

In the Recommendations section of the report, the Consulting Architect made recommendations to address consistency with the HDS&G. The applicant provided a response (Exhibits 8 and 9) and revised the project to address the recommendations, with the following applicant responses in *italic* font:

1. Increase the second floor setback, if possible.

   The front façade on the second floor moved back an additional 3.5 feet resulting in a greater offset between the lower floor and the upper floor levels. The greater portion occurred within the two upper floor Bedrooms.

2. Add continuous railings and cast stone friezes in lieu of the currently proposed three separated front elevation forms.

   The project was redesigned to create a continuous Frieze element that separates the upper and lower floor levels in lieu of breaking them into three distinctive elements. The previous design included a distinctive entrance element that was four feet, eight inches taller than the flanking elements that dominated the façade. The current design includes a frieze that is constant in height and includes wide newel posts that visually diminish and mask the upper floor level.

3. Increase the window sizes on the second floor over the entry.

   One new window was added to the upper floor to increase the amount of glazing width. Additionally, each of the windows on the primary façade and on the upper floor level are identical in size and fundamentally floor to ceiling in height. This consistent rhythm now accentuates a horizontal line parallel to the topographic contours of the site.

DISCUSSION (continued):

4. Enhance the second floor cornice to add more visual substance.

   The cornice design was modified to have taller and deeper dimensions. The height and depth increased by approximately eight inches, providing an overall increase in mass by 25 percent. The added detail provides contrasting shadows and light and diminishes the overall height and mass with less light casting on the walls.

5. Deep set all wall planes and windows.

   The wall thickness along the front and side elevations was increased such that the windows and doors could be setback deeper into the wall planes. The wall thickness doubled from six-inch walls to be one foot thick. The deeper set doors and windows create shadows that highlight contrasting planes and detailing in the façade.

6. Add additional landscape buffering along the street edge.

   The Landscape Plan has been revised to include four additional 24-inch box California Live Oak Trees to completely screen the proposed residence form creating a visual impact from both Drysdale Drive and Shady Lane.

The Consulting Architect reviewed the revised plans (Exhibit 14) and provided a follow-up review (Exhibit 10). Within this second review the Consulting Architect states that the revised plans are responsive to the six recommendations from the first report, but states that the primary concerns remain regarding whether the project meets the HDS&G guidelines. Some mitigating circumstances mentioned in the follow-up review included, the location of the structure at the bottom of the hill to limit visibility, lack of immediately adjacent neighbors, and the proposed landscaping for screening.

C. Neighborhood Compatibility

Based on Town and County records, the residences in the immediate area range in size from 2,602 square feet to 6,302 square feet. The house FARs range from 0.05 to 0.14. The proposed residence would be 5,095 square feet with an FAR of 0.12. Pursuant to Town Code, the maximum allowable square footage for the 23,239 square-foot net lot size (after reduction for 25 percent average lot slope) is 5,100 square feet. The immediate area analysis provided in the table below reflects the current conditions.

Immediate Area							
Address	**Zoning**	**House SF**	**Garage SF**	**Total SF**	**Site SF**	**FAR**	**Stories**
15951 Quail Hill Road	HR-1	4,405	470	4,875	49,910	0.09	1
15941 Quail Hill Road	HR-1	4,550	557	5,107	43,565	0.11	2
15925 Quail Hill Road (E)	**HR-1**	**2,002**	**570**	**2,572**	**42,253**	**0.05**	**1**
15925 Quail Hill Road (P)	**HR-1**	**5,095**	**0**	**5,095**	**42,253**	**0.12**	**2**
15921 Quail Hill Road	HR-1	4,241	583	4,824	42,422	0.10	2
15920 Quail Hill Road	HR-1	2,784	517	3,301	39,895	0.07	1
15930 Quail Hill Road	HR-1	2,074	528	2,602	45,626	0.05	1
15970 Quail Hill Road	HR-1	5,107	811	5,918	67,061	0.08	2
15961 & 15971 Quail Hill Road	HR-1	2,985	1,436	4,421	56,417	0.07	2
100 Drysdale Drive	HR-1	2,472	816	3,288	40,654	0.07	1
110 Drysdale Drive	HR-1	5,527	775	6,302	42,569	0.14	2
130 Drysdale Drive	HR-1	4,483	666	5,149	58,318	0.08	2
101 Drysdale Dr/15820 Shady Lane	HR-1	4,628	770	5,398	61,230	0.08	2
107 Drysdale Drive	HR-1	5,046	712	5,756	77,553	0.07	2
104 Angel Court	HR-1	5,043	1200	6,243	105,370	0.06	2

The proposed residence would not be the first second story home, nor the largest home in terms of square footage and FAR.

D. Tree Impacts

The subject property has thirteen trees in proximity to the proposed development, 11 of which are protected trees (36-inch Coast Live Oak; 24-inch Monterey Pine; 20-inch Deodar Cedar; 18-inch Incense Cedar; and Coast Live Oak trees ranging in size from six to 19 inches). The applicant proposes removal of the Monterey Pine as it conflicts with the proposed development. The Town's Consulting Arborist visited the site to inspect the trees on the subject property and on the adjacent properties in the vicinity of the proposed project, and to evaluate potential impacts from the proposed construction (Exhibit 11). The Consulting Arborist provided recommendations for tree protection during construction. Staff has included conditions of approval that the project comply with the tree protection requirements of the Town Code and the recommendations of the Consulting Arborist.

E. Neighbor Outreach

The applicant reached out to their neighbors and provided copies of the two responses they received (Exhibit 12).

F. CEQA Determination

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

PUBLIC COMMENTS:

Story poles and signage were installed on the site and written notice was sent to property owners and tenants located within 300 feet of the subject property. Public comments received by 11:00 a.m., Friday, December 6, 2019 are included as Exhibit 13.

CONCLUSION:

A. Summary

The applicant is requesting approval of an Architecture and Site application for demolition of an existing single-family residence and detached ADU and construction of a new single-family residence with exceptions for height, retaining walls, and cut and fill depths.

B. Recommendation

With consideration of the analysis above, staff recommends that the Planning Commission deny the Architecture and Site application based on concerns related to the consistency with the HDS&G.

C. Alternatives

Alternatively, the Commission can:

1. Approve the application by taking the following actions:
    a. Find that 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 (Exhibit 2);
    b. Make the findings as required by Section 29.10.09030 (e) of the Town Code for the demolition of an existing structure (Exhibit 2);
    c. Make the findings as required by Section 29.10.330 of the Town Code for the demolition of an existing accessory dwelling unit (Exhibit 2);
    d. Make the required finding that the height, cut and fill depth, and retaining wall height exception requests are appropriate and the project otherwise complies with the Hillside Development Standards and Guidelines (Exhibit 2);
    e. Make the finding that the project complies with the Hillside Specific Plan (Exhibit 2);

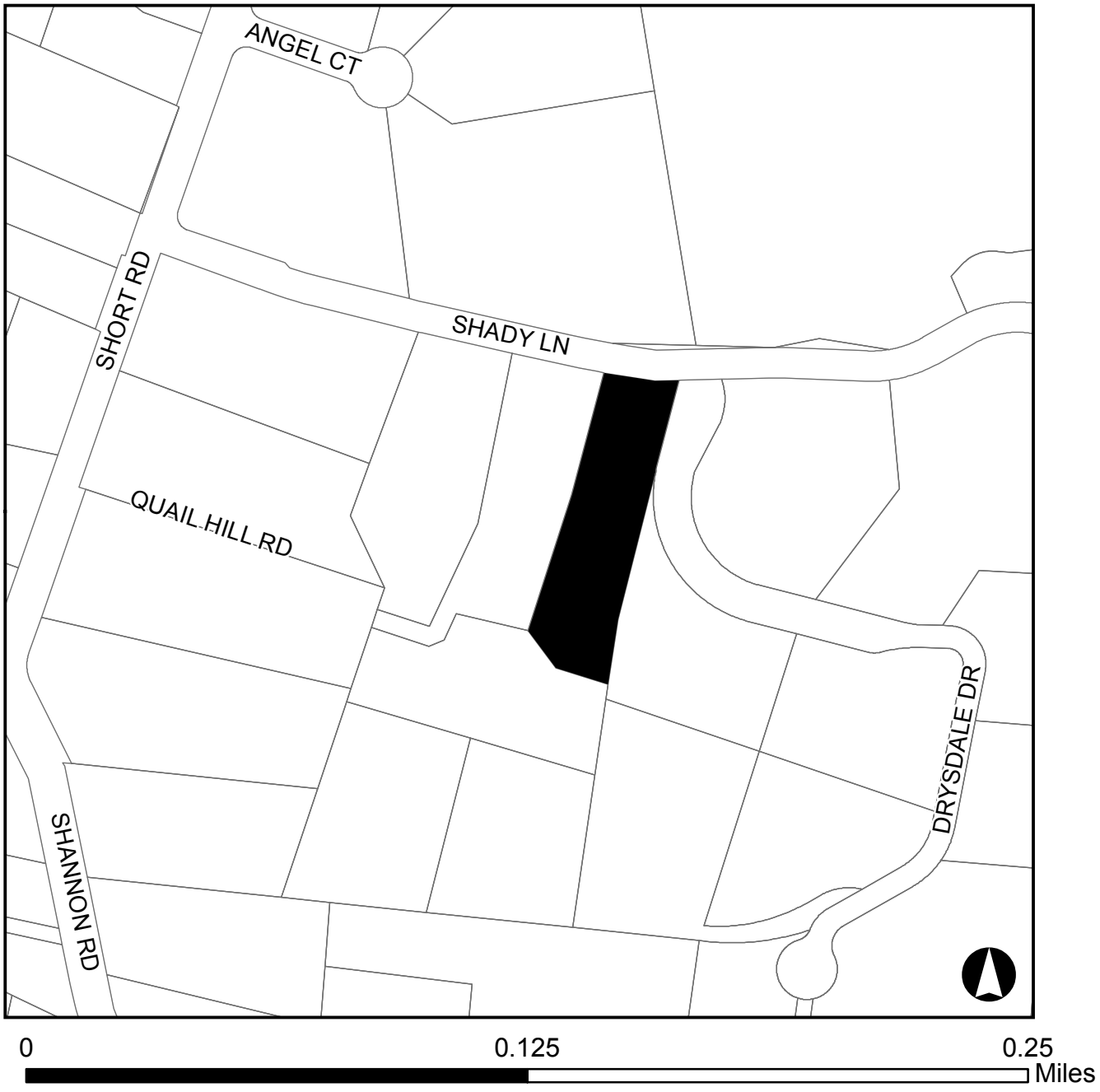
CONCLUSION (continued):

   f. Make the considerations as required by Section 29.20.150 of the Town Code for granting approval of an Architecture and Site application (Exhibit 2); and
   g. Approve Architecture and Site application S-19-012 with the conditions contained in Exhibit 3 and development plans attached as Exhibit 14; or
2. Approve the application with additional and/or modified conditions; or
3. Continue the matter to a date certain with specific direction.

EXHIBITS:

1. Location Map
2. Required Findings and Considerations
3. Recommended Conditions of Approval
4. Project Description
5. Materials Board
6. Letter of Justification, dated November 21, 2019
7. Consulting Architect's Report, received March 26, 2019
8. Applicant's Response to Consulting Architect's Report, dated May 22, 2019
9. Applicant's Response to Consulting Architect's Recommendations, dated November 20, 2019
10. Consulting Architect's Second Report, received November 7, 2019
11. Consulting Arborist Report, dated April 18, 2019
12. Applicant's neighbor outreach efforts
13. Public comments received by 11:00 a.m., Friday, December 6, 2019
14. Development Plans

15925 Quail Hill Road



PLANNING COMMISSION – December 11, 2019
REQUIRED FINDINGS & CONSIDERATIONS FOR:

15925 Quail Hill Drive
Architecture and Site Application S-19-012

Requesting approval for demolition of an existing single-family residence and detached accessory dwelling unit, and construction of a two-story single-family residence on property zoned HR-1. APN 527-02-007.

PROPERTY OWNER: John and Allison Diep
APPLICANT: Tom Sloan.

FINDINGS

Required finding for CEQA:

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

Required finding for the demolition of a single-family residence and an accessory dwelling unit:

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

    1. The Town's housing stock will be maintained as the single-family residence will be replaced and the accessory dwelling unit may be replaced in the future.
    2. The existing structures have no architectural or historical significance, and are in poor condition.
    3. The property owner does not desire to maintain the structures as they exist; and
    4. The economic utility of the structures was not considered.

- As required by Section 29.10.330 of the Town Code for the demolition of existing accessory dwelling unit: The proposed elimination and/or demolition, (without replacement), is consistent with the Town's Housing Element of the General Plan, as the accessory dwelling unit may be replaced in the future.

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

- The project is in compliance with the Hillside Development Standards and Guidelines with exceptions to building height, maximum cut and fill, and height of retaining walls. The applicant has provided compelling reasons and evidence to support the granting of exceptions to the Hillside Development Standards and Guidelines.

Compliance with Hillside Specific Plan

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

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.

PLANNING COMMISSION – December 11, 2019
CONDITIONS OF APPROVAL

15925 Quail Hill Road
Architecture and Site Application S-19-012

Requesting approval for demolition of an existing single-family residence and detached accessory dwelling unit, and construction of a two-story single-family residence on property zoned HR-1. APN 527-02-007.

PROPERTY OWNER: John and Allison Diep
APPLICANT: Tom Sloan.

TO THE SATISFACTION OF THE DIRECTOR OF COMMUNITY DEVELOPMENT:

Planning Division

1. APPROVAL: This application shall be completed in accordance with all of the conditions of approval and in substantial compliance with the approved plans. Any changes or modifications to the approved plans and/or business operation shall be approved by the Community Development Director, DRC or the Planning Commission depending on the scope of the changes.
2. EXPIRATION: The approval will expire two years from the approval date pursuant to Section 29.20.320 of the Town Code, unless the approval has been vested.
3. EXTERIOR COLOR: The individual exterior materials of the house, including the roof, shall not exceed a light reflectivity value of 30 and shall blend with the natural vegetation.
4. DEED RESTRICTION: Prior to the issuance of a building permit, a deed restriction shall be recorded by the applicant with the Santa Clara County Recorder's Office that requires all exterior materials to be maintained in conformance with the Town's Hillside Development Standards and Guidelines.
5. OUTDOOR LIGHTING: Exterior lighting shall be kept to a minimum and shall be downward directed and shielded fixtures that will not reflect or encroach onto adjacent properties. No flood lights shall be used unless it can be demonstrated that they are needed for safety or security.
6. TREE REMOVAL PERMIT: A Tree Removal Permit shall be obtained for any protected trees to be removed, prior to the issuance of a building or grading permit.
7. EXISTING TREES: All existing trees shown on the plan and trees required to remain or to be planted are specific subjects of approval of this plan and must remain on the site.
8. TREE FENCING: Protective tree fencing, and other protection measures shall be placed at the drip line of existing trees prior to issuance of demolition and building permits and shall remain through all phases of construction. Include a tree protection plan with the construction plans.
9. TREE STAKING: All newly planted trees shall be double-staked using rubber tree ties.
10. FRONT YARD LANDSCAPE: Prior to issuance of a Certificate of Occupancy the front yard must be landscaped.

11. 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.
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. Submittal of a Landscape Documentation Package pursuant to WELO is required prior to issuance of a building permit. A review fee based on the current fee schedule adopted by the Town Council is required when working landscape and irrigation plans are submitted for review. A completed WELO Certificate of Completion is required prior to final inspection/certificate of occupancy.
13. STORY POLES: The story poles on the project site shall be removed within 30 days of approval of the Architecture & Site application.
14. TOWN INDEMNITY: Applicants are notified that Town Code Section 1.10.115 requires that any applicant who receives a permit or entitlement from the Town shall defend, indemnify, and hold harmless the Town and its officials in any action brought by a third party to overturn, set aside, or void the permit or entitlement. This requirement is a condition of approval of all such permits and entitlements whether or not expressly set forth in the approval and may be secured to the satisfaction of the Town Attorney.
15. COMPLIANCE MEMORANDUM: A memorandum shall be prepared and submitted with the building plans detailing how the Conditions of Approval will be addressed.

Building Division

16. PERMITS REQUIRED: A Demolition Permit is required for the demolition of each existing structure. A separate Building Permit is required for the construction of the new single-family residence and attached garage. Other detached structures such as pool houses, accessory dwelling units, pools, or retaining walls will require individual Building Permits.
17. 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.
18. CONDITIONS OF APPROVAL: The Conditions of Approval must be blue-lined in full on the cover sheet of the construction plans. A Compliance Memorandum shall be prepared and submitted with the building permit application detailing how the Conditions of Approval will be addressed.
19. BUILDING & SUITE NUMBERS: Submit requests for new building addresses to the Building Division prior to submitting for the building permit application process.
20. SIZE OF PLANS: Submit four sets of construction plans, minimum size 24" x 36", maximum size 30" x 42".
21. REQUIREMENTS FOR COMPLETE DEMOLITION OF STRUCTURE: Obtain a Building Department Demolition Application and a Bay Area Air Quality Management District

Application from the Building Department Service Counter. Once the demolition form has been completed, all signatures obtained, and written verification from PG&E that all utilities have been disconnected, return the completed form to the Building Department Service Counter with the Air District's J# Certificate, PG&E verification, and three (3) sets of site plans showing all existing structures, existing utility service lines such as water, sewer, and PG&E. No demolition work shall be done without first obtaining a permit from the Town.

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

28. TOWN FIREPLACE STANDARDS: New wood burning fireplaces shall be an EPA Phase II approved appliance or gas appliance per Town Ordinance 1905. Tree limbs shall be cut within 10 feet of chimneys.
29. HAZARDOUS FIRE ZONE: All projects in the Town of Los Gatos require Class A roof assemblies.
30. WILDLAND-URBAN INTERFACE: This project is located in a Wildland-Urban Interface High Fire Area and must comply with Section R337 of the 2016 California Residential Code, Public Resources Code 4291 and California Government Code Section 51182.
31. PROVIDE DEFENSIBLE SPACE/FIRE BREAK LANDSCAPING PLAN: Prepared by a California licensed Landscape Architect in conformance with California Public Resources Code 4291 and California Government Code Section 51182.
32. PRIOR TO FINAL INSPECTION: Provide a letter from a California licensed Landscape Architect certifying the landscaping and vegetation clearance requirements have been completed per the California Public Resources Code 4291 and Government Code Section 51182.
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 and/or Applicant's representative in charge shall be at the job site during all working hours. Failure to maintain the public right-of-way according to this condition may result in the issuance of correction notices, citations, or stop work orders and the Town performing the required maintenance at the Owner and/or Applicant's expense.

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

44. INSPECTION FEES: Inspection fees shall be deposited with the Town prior to the issuance of any grading or building permits.
45. DESIGN CHANGES: Any proposed changes to the approved plans shall be subject to the approval of the Town prior to the commencement of any and all altered work. The Owner and/or Applicant's project engineer shall notify, in writing, the Town Engineer at least seventy-two (72) hours in advance of all the proposed changes. Any approved changes shall be incorporated into the final "as-built" plans.
46. PLANS AND STUDIES: Any studies imposed by the Planning Commission or Town Council shall be funded by the Owner and/or Applicant. Grading permit plans shall be prepared by a Registered Professional Engineer in the State of California and submitted to the Town Engineer for review and approval.
47. 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 and/or Applicant's soils engineer shall verify, with a stamped and signed letter, that the grading activities were completed per plans and per the requirements as noted in the soils report. A separate building permit, issued by the Building Department, located at 110 E. Main Street, is needed for grading within the building footprint.
48. GRADING ACTIVITY RESTRICTIONS: Upon receipt of a grading permit, any and all grading activities and operations shall not commence until after/occur during the rainy season, as defined by Town Code of the Town of Los Gatos, Sec. 12.10.020, (October 15-April 15), has ended.
49. COMPLIANCE WITH HILLSIDE DEVELOPMENT STANDARDS AND GUIDELINES: All grading activities and operations shall be in compliance with Section III of the Town's Hillside Development Standards and Guidelines. All development shall be in compliance with Section II of the Town's Hillside Development Standards and Guidelines.
50. DRIVEWAY: The driveway conform to existing pavement on Drysdale Drive shall be constructed in a manner such that the existing drainage patterns will not be obstructed.
51. SURVEYING CONTROLS: Horizontal and vertical controls shall be set and certified by a licensed surveyor or registered civil engineer qualified to practice land surveying, for the following items:
    a. Retaining wall: top of wall elevations and locations.
    b. Toe and top of cut and fill slopes.
52. PRECONSTRUCTION MEETING: Prior to the commencement of any site work, the general contractor shall:

53. Along with the Owner and/or Applicant, attend a pre-construction meeting with the Town Engineer to discuss the project conditions of approval, working hours, site maintenance and other construction matters;
54. Acknowledge in writing that they have read and understand the project conditions of approval and will make certain that all project sub-contractors have read and understand them as well prior to commencing any work, and that a copy of the project conditions of approval will be posted on-site at all times during construction.
55. RETAINING WALLS: A building permit, issued by the Building Department, located at 110 E. Main Street, may be required for site retaining walls. Walls are not reviewed or approved by the Engineering Division of Parks and Public Works during the grading permit plan review process.
56. SOILS REVIEW: Prior to Town approval of a development application, the Owner and/or Applicant's engineers shall prepare and submit a design-level geotechnical and geological investigation for review by the Town's consultant, with costs borne by the Owner and/or Applicant, and subsequent approval by the Town. The Owner and/or Applicant's soils engineer shall review the final grading and drainage plans to ensure that designs for foundations, retaining walls, site grading, and site drainage are in accordance with their recommendations and the peer review comments. Approval of the Owner and/or Applicant's soils engineer shall then be conveyed to the Town either by submitting a Plan Review Letter prior to issuance of grading or building permit(s).
57. SOILS ENGINEER CONSTRUCTION OBSERVATION: During construction, all excavations and grading shall be inspected by the Owner and/or Applicant's soils engineer prior to placement of concrete and/or backfill so they can verify that the actual conditions are as anticipated in the design-level geotechnical report and recommend appropriate changes in the recommendations contained in the report, if necessary. The results of the construction observation and testing shall be documented in an "as-built" letter/report prepared by the Owner and/or Applicant's soils engineer and submitted to the Town before a certificate of occupancy is granted.
58. SOIL RECOMMENDATIONS: The project shall incorporate the geotechnical/geological recommendations contained in the project's design-level geotechnical/geological investigation as prepared by the Owner and/or Applicant's engineer(s), and any subsequently required report or addendum. Subsequent reports or addendum are subject to peer review by the Town's consultant and costs shall be borne by the Owner and/or Applicant.
59. PUBLIC IMPROVEMENTS: The following improvements shall be installed by the Owner and/or Applicant. Plans for those improvements shall be prepared by a California registered civil engineer, reviewed and approved by the Town, and guaranteed by contract, Faithful Performance Security and Labor & Materials Security before the issuance of any grading or building permits or the recordation of a map. The improvements must be completed and accepted by the Town before a Certificate of Occupancy for any new building can be issued.
    a. Drysdale Drive: 2" overlay from the centerline to the western lip of gutter, or alternative pavement restoration measure as approved by the Town Engineer.

b. Shady Lane: 2” overlay from the centerline to the southern lip of gutter/edge of pavement, or alternative pavement restoration measure as approved by the Town Engineer.

60. 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.
61. FRONTAGE IMPROVEMENTS: The Owner and/or Applicant shall be required to improve the project’s public frontage (right-of-way line to centerline and/or to limits per the direction of the Town Engineer) to current Town Standards. These improvements may include but not limited to curb, gutter, sidewalk, driveway approach(es), curb ramp(s), signs, pavement, raised pavement markers, thermoplastic pavement markings, storm drain facilities, etc. The improvements must be completed and accepted by the Town before a Certificate of Occupancy for any new building can be issued.
62. UTILITIES: The Owner and/or Applicant shall install all new, relocated, or temporarily removed utility services, including telephone, electric power and all other communications lines underground, as required by Town Code Section 27.50.015(b). All new utility services shall be placed underground. Underground conduit shall be provided for cable television service. The Owner and/or Applicant is required to obtain approval of all proposed utility alignments from any and all utility service providers before a Certificate of Occupancy for any new building can be issued. The Town of Los Gatos does not approve or imply approval for final alignment or design of these facilities.
63. CURB AND GUTTER REPAIR: The Owner and/or Applicant shall repair and replace to existing Town standards any curb and gutter damaged now or during construction of this project. All new and existing adjacent infrastructure must meet Town standards. New curb and gutter shall be constructed per Town Standard Details. New concrete shall be free of stamps, logos, names, graffiti, etc. Any concrete identified that is displaying a stamp or equal shall be removed and replaced at the Contractor’s sole expense and no additional compensation shall be allowed therefore. The limits of curb and gutter repair will be determined by the Engineering Construction Inspector during the construction phase of the project. The improvements must be completed and accepted by the Town before a Certificate of Occupancy for any new building can be issued.
64. DRIVEWAY APPROACH: The Owner and/or Applicant shall install one (1) Town standard residential driveway approach. The new driveway approach shall be constructed per Town Standard Plans and must be completed and accepted by the Town before a Certificate of Occupancy for any new building can be issued. New concrete shall be free of stamps, logos, names, graffiti, etc. Any concrete identified that is displaying a stamp or equal shall be removed and replaced at the Contractor’s sole expense and no additional compensation shall be allowed therefore.
65. CONSTRUCTION VEHICLE PARKING: Construction vehicle parking within the public right-of-way will only be allowed if it does not cause access or safety problems as determined by the Town.
66. CONSTRUCTION TRAFFIC CONTROL: All construction traffic and related vehicular routes, traffic control plan, and applicable pedestrian or traffic detour plans shall be submitted for

review and approval by the Town Engineer prior to the issuance of an encroachment, grading or building permit.

67. HAULING OF SOIL: Hauling of soil on- or off-site shall not occur during the morning or evening peak periods (between 7:00 a.m. and 9:00 a.m. and between 4:00 p.m. and 6:00 p.m.), and at other times as specified by the Director of Parks and Public Works. Prior to the issuance of a grading or building permit, the Owner and/or Applicant or their representative shall work with the Town Building Department and Engineering Division Inspectors to devise a traffic control plan to ensure safe and efficient traffic flow under periods when soil is hauled on or off the project site. This may include, but is not limited to provisions for the Owner and/or Applicant to place construction notification signs noting the dates and time of construction and hauling activities, or providing additional traffic control. Coordination with other significant projects in the area may also be required. Cover all trucks hauling soil, sand and other loose debris.
68. CONSTRUCTION HOURS: All construction activities, including the delivery of construction materials, labors, heavy equipment, supplies, etc., shall be limited to the hours of 8:00 a.m. to 8:00 p.m., weekdays and 9:00 a.m. to 7:00 p.m. weekends and holidays. The Town may authorize, on a case-by-case basis, alternate construction hours. The Owner and/or Applicant shall provide written notice twenty-four (24) hours in advance of modified construction hours. Approval of this request is at discretion of the Town.
69. 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.
70. CONSTRUCTION MANAGEMENT PLAN SHEET: Prior to the issuance of any grading or building permits, the Owner and/or Applicant's design consultant shall submit a construction management plan sheet (full-size) within the plan set that shall incorporate at a minimum the Earth Movement Plan, Project Schedule, employee parking, construction staging area, materials storage area(s), construction trailer(s), concrete washout(s) and proposed outhouse location(s). Please refer to the Town's Construction Management Plan Guidelines document for additional information.
71. WVSD (West Valley Sanitation District): A Sanitary Sewer Clean-out is required for each property at the property line, within one (1) foot of the property line per West Valley Sanitation District Standard Drawing 3, or at a location specified by the Town.
72. 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.

73. 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.
74. 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.
75. 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.
76. 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.

77. AIR QUALITY: To limit the project's construction-related dust and criteria pollutant emissions, the following the Bay Area Air Quality Management District (BAAQMD)-recommended basic construction measures shall be included in the project's grading plan, building plans, and contract specifications:
    a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day, or otherwise kept dust-free.
    b. All haul trucks designated for removal of excavated soil and demolition debris from site shall be staged off-site until materials are ready for immediate loading and removal from site.
    c. All haul trucks transporting soil, sand, debris, or other loose material off-site shall be covered.
    d. As practicable, all haul trucks and other large construction equipment shall be staged in areas away from the adjacent residential homes.
    e. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day, or as deemed appropriate by Town Engineer. The use of dry power sweeping is prohibited. An on-site track-out control device is also recommended to minimize mud and dirt-track-out onto adjacent public roads.
    f. All vehicle speeds on unpaved surfaces shall be limited to fifteen (15) miles per hour.
    g. All driveways and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
    h. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within forty-eight (48) hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.
    i. All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed twenty (20) miles per hour.
    j. Vegetative ground cover (e.g., fast-germinating native grass seed) shall be planted in disturbed areas as soon as possible and watered appropriately until vegetation is established.
78. 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.
79. SITE DRAINAGE: Rainwater leaders shall be discharged to splash blocks. No through curb drains will be allowed. On-site drainage systems for all projects shall include one of the alternatives included in section C.3.i of the Municipal Regional NPDES Permit. These include storm water reuse via cisterns or rain barrels, directing runoff from impervious surfaces to

vegetated areas and use of permeable surfaces. No improvements shall obstruct or divert runoff to the detriment of an adjacent, downstream or down slope property.

80. SILT AND MUD IN PUBLIC RIGHT-OF-WAY: It is the responsibility of Contractor and homeowner to make sure that all dirt tracked into the public right-of-way is cleaned up on a daily basis. Mud, silt, concrete and other construction debris SHALL NOT be washed into the Town's storm drains.
81. GOOD HOUSEKEEPING: Good housekeeping practices shall be observed at all times during the course of construction. All construction shall be diligently supervised by a person or persons authorized to do so at all times during working hours. The Owner and/or Applicant's representative in charge shall be at the job site during all working hours. Failure to maintain the public right-of-way according to this condition may result in penalties and/or the Town performing the required maintenance at the Owner and/or Applicant's expense.
82. PERMIT ISSUANCE: Permits for each phase; reclamation, landscape, and grading, shall be issued simultaneously.
83. COVERED TRUCKS: All trucks transporting materials to and from the site shall be covered.

TO THE SATISFACTION OF THE SANTA CLARA COUNTY FIRE DEPARTMENT:

84. FIRE SPRINKLERS REQUIRED. (As noted on Sheet A-0) An automatic residential fire sprinkler system shall be installed in one- and two-family dwellings as follows: In all new one- and two-family dwellings and existing one- and two-family dwellings when additions are made that increase the building area to more than 3,600 square feet. Exception: One or more additions made to a building after January 1, 2011 that does not total more than 1,000 square feet of building area. An automatic sprinkler system shall be provided throughout all new basements regardless of size and throughout existing basements that are expanded by more than 50%. NOTE: The owner(s), occupant(s) and any contractor(s) or subcontractor(s) are responsible for consulting with the water purveyor of record in order to determine if any modification or upgrade of the existing water service is required. A State of California license (C-16) Fire Protection Contractor shall submit plans, calculations, a completed permit application and appropriate fees to the Santa Clara County Fire Department for review and approval prior to beginning their work. CRC Sec. 313.2 as adopted and amended by LGTC.
85. CONSTRUCTION SITE FIRE SAFETY: (As noted on Sheet A-0) 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 notations on subsequent plan submittals, as appropriate to the project. CFC Ch. 33.
86. 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.

87. 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 with 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. Show Drysdale Drive address on future plan submittals.
88. REQUIRED FIRE FLOW: (Letter from SJW) The fire flow for this project tis 2,750 GPM at 20 psi residual pressure from a single hydrant. As an automatic fire sprinkler system will be installed, the fire flow will be reduced by 50% establishing a required adjusted fire flow of 1375 GPM at 20 psi residual pressure. Document provided from a local water purveyor confirms required fire flow is available.
89. EMERGENCY GATE/ACCESS GATE REQUIREMENTS: Gate installations shall conform with the Fire department Standard Details and Specification G-1 and, when open shall not obstruct any portion of the required width for emergency access roadways or driveways. Locks, if provided, shall be fire department approved prior to installation. Gates across the emergency access roadways shall be equipped with an approved access device.
90. FIRE APPARATUS (ENGINE) ACCESS DIVEWAY REQUIRED: (As noted on Sheet C.4 of 8) Provide an access driveway with a paved all weather surface, a minimum unobstructed with of 12 feet, vertical clearance of 13 feet 6 inches, minimum circulating turning radius of 36 feet outside and 23 feet inside, and a maximum slope of 15%. Installation shall confirm to the Fire Department Standard Details Specifications D-1 and CFC Section 503.

PROJECT DESCRIPTION

THIS PROJECT IS LOCATED ON A CORNER HILLSIDE SITE THAT PROPOSES THE DEMOLITION OF AN EXISTING SINGLE FAMILY RESIDENCE AND EXISITNG ACCESSORY DWELLING UNIT THAT ARE LOCATED WITHIN THE MOST LEVEL AREA OF THE SITE. WHEREAS THIS AREA OF THE SITE COULD BE CONSIDERED AS THE "LEAST RESTRICTIVE DEVELOMENT AREA", THE VIEW IMPACTS THAT WOULD AFFECT ADJACENT PROPERTIES AS WELL AS RIDGELINE VIEW PROTECTION HAVE DICTATED THAT THE NEW RESIDENCE BE LOCATED NEAR THE LOWEST PORTION OF THE SITE. THE PROPOSED RESIDENCE AND DRIVEWAY IS LOCATED ON AREAS WITH A SLOPE BELOW 30%. THIS AREA ALSO PROVIDES THE LEAST AMOUNT OF DISTURBANCE AND IMPACT TO THE SURROUNDING NEIGHBORS AND ENVIRONMENT.

THE PROJECT INCLUDES A SINGLE FAMILY RESIDENCE WITH A FLOOR AREA BELOW THE MAXIMUM ALLOWABLE HEIGHT AND FLOOR AREA. PARKING IS LOCATED BELOW GRADE AND OUT OF VIEW. THE RESIDENCE HAS A FLAT ROOF WITH MASSING ELEMENTS THAT STEP BACK AND INTEGRATE INTO THE HILLSIDE. BECAUSE THE RESIDENCE IS TUCKED INTO THE HILLSIDE, FLOOR AREA BELOW GRADE INCLUDES LIGHTWELLS TO PROVIDE EGRESS, LIGHT AND VENTILATION.

ON SITE PARKING INCLUDES 3 GUEST PARKING STALLS AND 3 ENCLOSED PARKING STALLS.

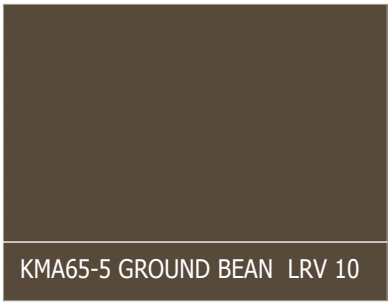
A LANDSCAPE PLAN WAS DESIGNED TO MITIGATE THE VISUAL IMPACT OF THE RESIDENCE AND MINIMIZE GRADING FOR THE DRIVEWAY.

DIEP RESIDENCE

15925 QUAIL HILL ROAD LOS GATOS, CA 95030

FINISH BUILDING MATERIALS :

METRO DESIGN GROUP



ROOFING
GAF 'EVERGUARD ® TPO', CLASS "A"
-MANSARD BROWN COLOR LRV 10

CHIMNEY CAP
ARCHITECTURAL COPPER
AVERAGE LRV 6

SOFFIT MOLDING, EXTERIOR TRIM ELEMENTS / COLUMNS/
'MILLBROOK STONE' CUSTOM CAST STONE
LRV 24

EXTERIOR WALL SIDING
EXTERIOR RETAINIG WALLS
COLOR INTEGRAL STUCCO SIDING
HARD TROWELED SMOOTH FINISH
TO MATCH KELLY MOORE KM5716-3
'RODEO ROUNDUP'-LRV 30

EXTERIOR WINDOWS/DOORS
CLAD WOOD 'DARK BRONZE' ANODIZED ALUMINUM LRV 5
EXTERIOR WROUGHT IRON: DOORS, RAILINGS, GATE
WROUGHT IRON - 'BRONZE' COLOR LRV 5

GARAGE DOORS
DARK STAINED WOOD
'CARRIAGE' STYLE DOORS
AVERAGE LRV 9

STONE PATIO
'FRONTIER TAN' FLAGSTONE

DRIVEWAY, WALKWAYS
ECO-FRIENDLY 'SF-RIMA PERMEABLE PAVEMENT'
- TUMBLED TAN CHARCOAL COLOR BY 'BASALITE'

METRO
DESIGN
GROUP

November 21, 2019

Justification Letter

15925 Quail Hill Drive
Architecture and Site Application S-19-012
Project Planner: Jennifer Armer

Subject: A new residence to be constructed at 15925 Quail Hill Drive
Architecture and Site Application S-19-012

This letter will address Staff's contention that the Subject application "exceeds the maximum cut, fill and retaining wall heights". This project is requesting exceptions to the Hillside Design Standards and Guidelines for 4 light wells, a portion of retaining walls along the driveway and the overall height limit.

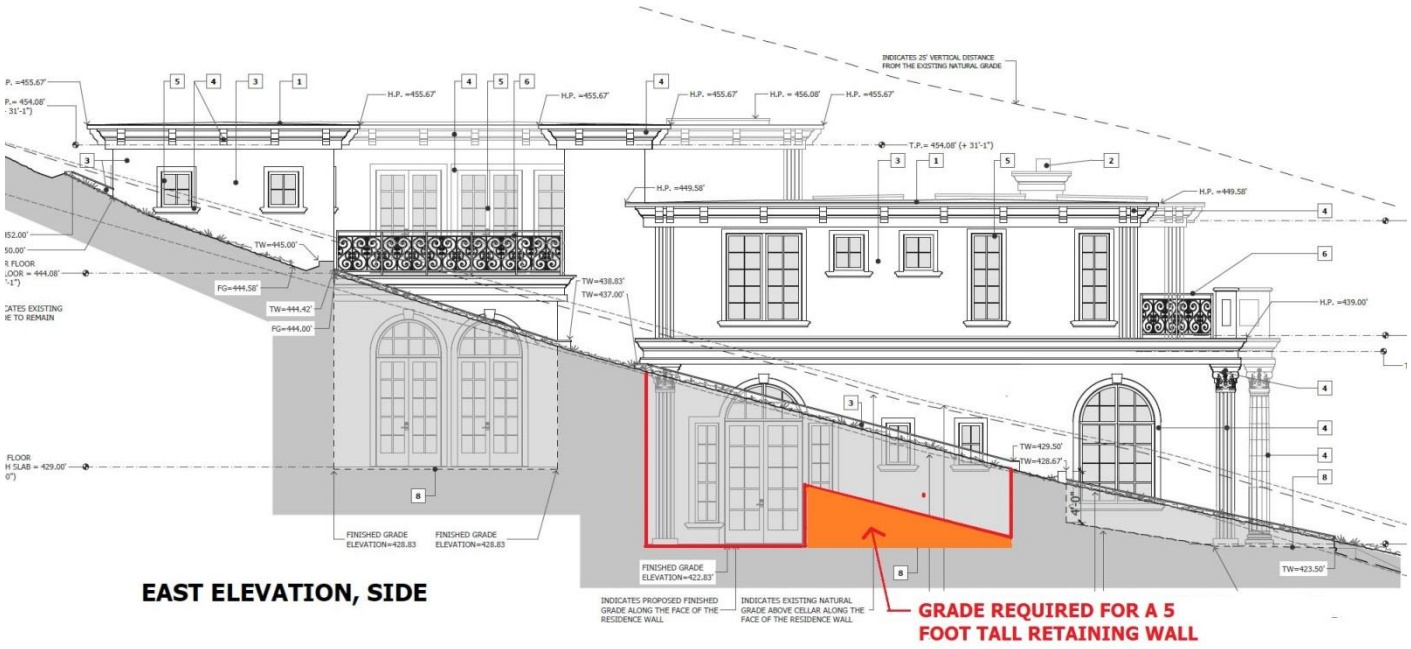
The primary reason for creating the Hillside Design Standards and Guidelines was because a "design by numbers" approach does not always yield a mutually beneficial outcome for the property owners and the citizens of the town. The design process for this project has undergone more than a dozen different iterations to ensure that the objectives and goals of the HDS&G document are achieved. Whereas the site is exceptionally narrow relative to its length, orienting the residence parallel to the topographic contours is impracticable.

LIGHTWELLS

The primary objective for limiting the height of retaining walls and grading to a maximum of 4 feet of cut is to "insure that new development fits into the topography with minimum impacts to the site both physically and visually".

The Town Code's don't have a specific definition of a lightwell and does not include any specific limitations on the size or location of the retaining walls that form a lightwell except to require a minimum width of 3 feet. Nor does the Town Code's limit the height of a retaining wall when integrated as a component of a light well. Staff's concern regarding to the proposed lightwells seems to be founded in the equivocal assumption that a lightwell may ONLY be constructed adjacent to "below grade floor area". When constructing a lightwell on a sloping grade, a portion of this project's lightwells by definition, change from being defined as a light well and instead become a retaining wall. It is this area of the lightwell that is technically out of compliance with the HDS&G. Whereas this minor infraction could be remedied by raising the grade inside the light well to create a wall height of less than 5 feet, since the walls inside the lightwell are not visible, this modification would create no visible improvement to the project.

1475 SOUTH BASCOM, SUITE 208, CAMPBELL, CA 95008 • TELEPHONE (408) 871-1071 • FAX (408) 871-1071



ALTERNATE GRADE INSIDE RETAINING WALL

The lightwell walls are completely indiscernible from the surrounding areas. Obviously, raising the grade up within the lightwell to lessen the retaining wall height will not alter any visual effects on the surrounding hillside.
The project uses its below grade floor area as a means of providing "hidden" square footage in lieu of visible mass as permitted by Sec 29.40.072 of the Municipal Code.

SITE RETAINING WALLS AND HEIGHT LIMIT
The retaining walls that flank the driveway up to the Garage are less than feet tall until they reach the garage doors where the walls slope with the existing grade up to 8 feet tall. The retaining walls area required to hold back the earth and enter through the garage opening and do not alter any grade beyond the driveway itself. Solutions that positioned the Garage above grade required large areas of driveway from which to back out of the garage safely. On the hillside the backup areas required excessive retaining walls and grading quantities, creating greater visual impacts that we difficult to mitigate.
The current design incorporates a significant landscaped planter area situated above the garage opening and designed to integrate with the surrounding natural grade. The overall affect visually disconnects the below grade driveway, retaining walls and garage wall from the main house. Additionally, the bending driveway configuration blocks any view of the below grade garage door opening. The net result insures that the development fits into the topography with minimal impact to the site visually and physically.
Whereas the finished grade of the driveway elevation at the garage door opening may technically exceed the HDG&S standard of a 35 foot overall height limit. This fact poses no visual impact and the proposed residence otherwise meets the max 25 feet allowable height limit.

CDG
CANNON
DESIGN
GROUP

ARCHITECTURE PLANNING URBAN DESIGN

March 26, 2019

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

RE: 15925 Quail Hill Road

Dear Jennifer:

I reviewed the drawings, and evaluated the site context. I previously reviewed another home located at the top of this sloping site. My comments and recommendations are as follows:

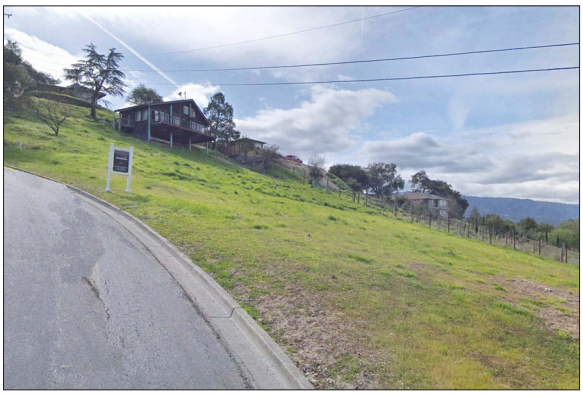
Neighborhood Context

The site is steeply sloped with an existing house located at the top of the slope. This proposal is for a new house to be located at the base of the slope at the intersection of Shady Lane and Drysdale Drive. The site is shown on the aerial photo below, and photos of the site and its surroundings are on the following page.

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

TEL: 415.331.3795
CDGPLAN@PACBELL.NET

Aerial Photo looking South



The Site looking Uphill

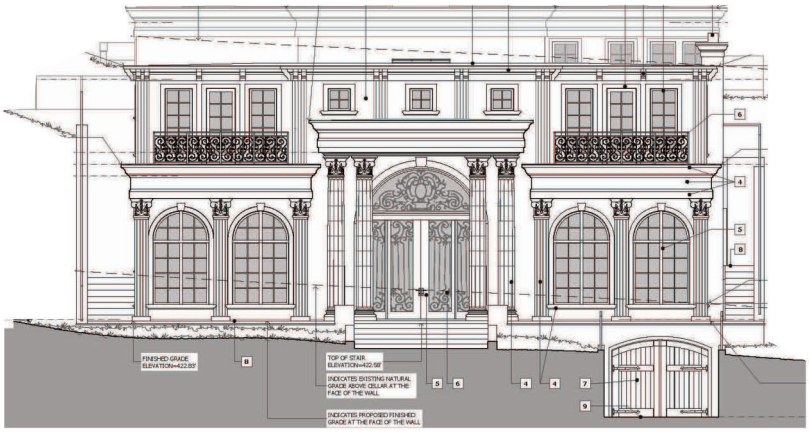
The Site looking Downhill

The Site from Shady looking West

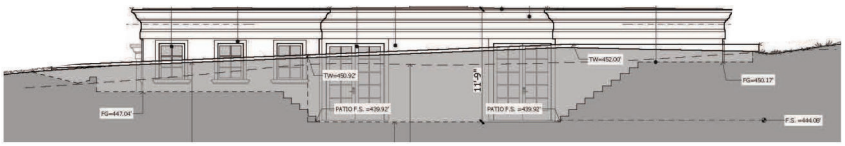
The Site from Shady looking East

Issues and Concerns

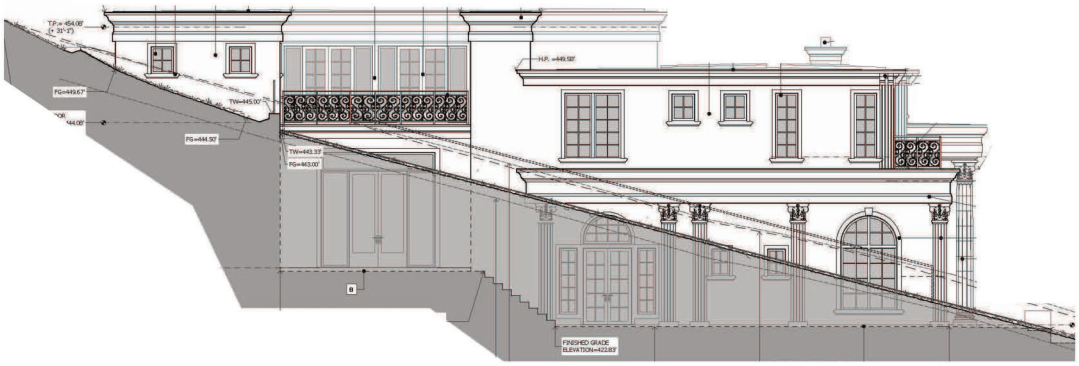
The proposed house has an identifiable architectural style with authentic details executed in high quality materials - see proposed elevations below.



PROPOSED FRONT ELEVATION



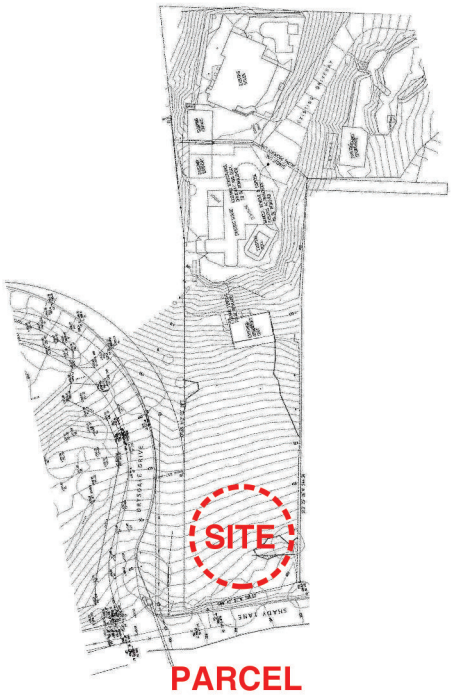
PROPOSED REAR ELEVATION



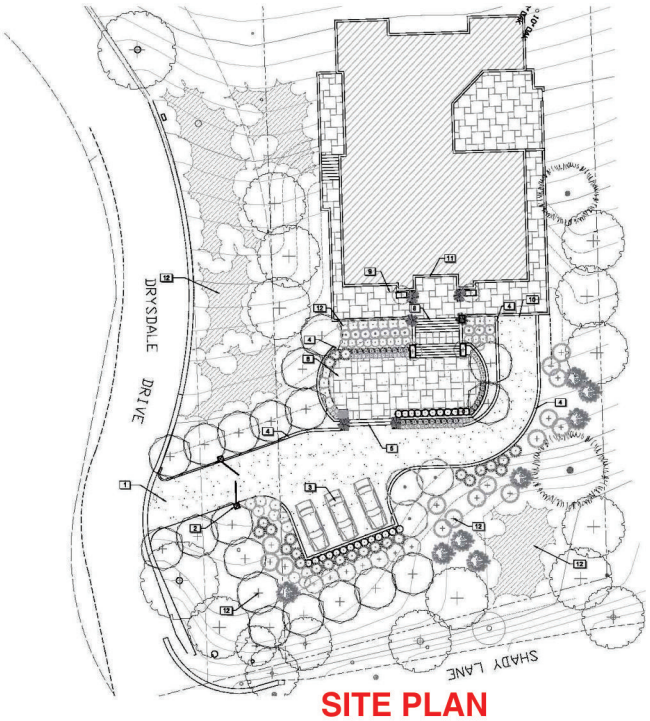
PROPOSED LEFT SIDE ELEVATION

PROPOSED RIGHT SIDE ELEVATION

The proposed site for the house is at the bottom of the parcel adjacent to both Shady Lane and Drysdale Drive with substantial landscaping proposed to buffer views of the house - see landscape plan below.



PARCEL



SITE PLAN

From a pure architectural design standpoint, it would be difficult to fault the proposed design. However, the proposed architectural style is typically constructed on a flat building pad, and the structure may be difficult to reconcile with the Town's *Hillside Development Standards and Design Guidelines*. Some specific elements of the *Hillside Development Standards and Design Guidelines* which may not be adequately met by this design include the following:

> ***E. Objectives of the Hillside Development Standards and Guidelines***
> ***The following objectives are intended to implement the Town of Los Gatos vision statement for its hillside and to ensure that all development is in compliance with the goals, policies, and implementing strategies of the General Plan.***
>
> ***4. Maintain the natural appearance of the hillsides from all vantage points including the valley floor.***
> ***9. Ensure that development does not dominate, but rather visually blends and achieves harmony between the natural and built environment.***
>
> ***V. ARCHITECTURAL DESIGN***
> ***A. Design objectives.***
> ***The standards and guidelines in this section are intended to encourage architectural design that is:***
> ***1. in harmony and visually blends with the natural environment,***
> ***3. compatible with the surrounding neighborhood and respectful of neighbors, and***
> ***4. respectful of the rural character of the hillsides.***

E. Building height.

Standards:

1. The maximum allowed height for homes in hillside areas shall be 25 feet. Building height shall be measured in compliance with provisions of the Town's Zoning Ordinance.

2. The maximum height of a building's tallest elevation shall not exceed 35 feet measured from the lowest part of the building to the highest part, except buildings extending above a ridgeline or that are visible from a viewing platform where the maximum height from the lowest to highest points shall not exceed 28 feet.

Note: Vertical measurement shown on the applicant's drawings may not conform to the Town's standards for vertical measurements.

F. Minimize building bulk and mass

One of the primary concerns of Los Gatos residents is that some new houses in the hillsides appear overly large and bulky, resulting in high visibility from surrounding properties and the valley floor. The design standards and guidelines in this section address this issue.

Standards:

1. Buildings shall be designed to minimize bulk, mass and volume so as not to be prominently visible from a distance or from surrounding properties.

2. Buildings shall be designed to conform to the natural topography of the site and run with the contours. Blending with the existing terrain reduces the appearance of bulk.

Guidelines:

1. The building design should incorporate but not be limited to, the following techniques to effectively reduce the appearance of mass, bulk and volume:

b. Avoid architectural styles that are inherently viewed as massive and bulky.

d. Minimize volume; avoid large volume buildings.

G. Roofs.

Standards:

1. Roof forms and roof lines shall be broken into smaller building components to reflect the irregular forms of surrounding natural features.

2. The slope of the main roof shall generally be oriented in the same direction as the natural slope of the terrain.

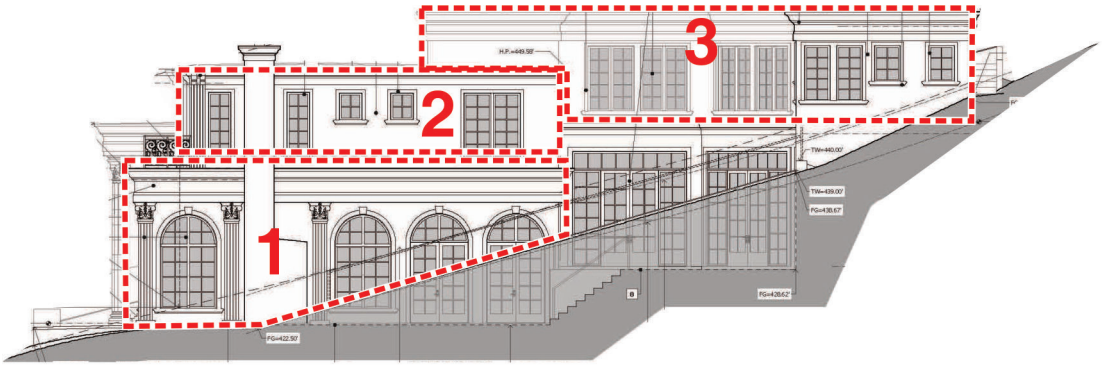
Guidelines:

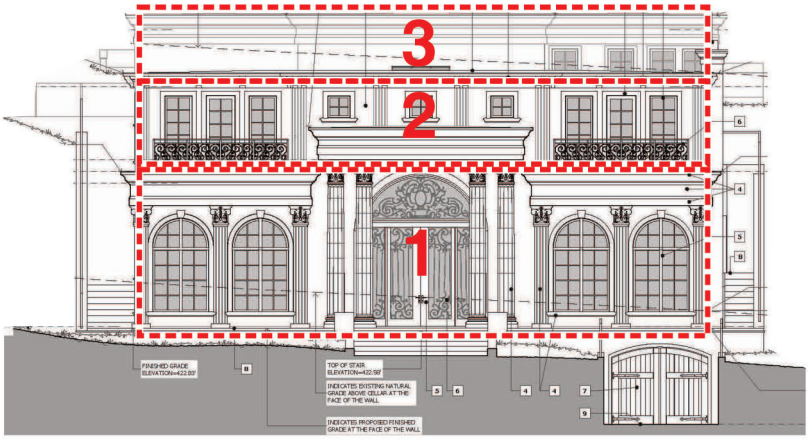
1. The use of large windows and glass doors should be kept to the minimum to reduce the daytime glare and nighttime lighting emanating from large glazed areas, and to increase heating and cooling efficiency. Of particular concern is glare that impacts neighboring properties and is visible from the valley floor.

2. The use of architectural features that increase visual prominence should be avoided. Massive, tall elements, such as two-story entries, turrets, and large chimneys should be avoided. Such elements on the downhill facade of the house is of particular concern.

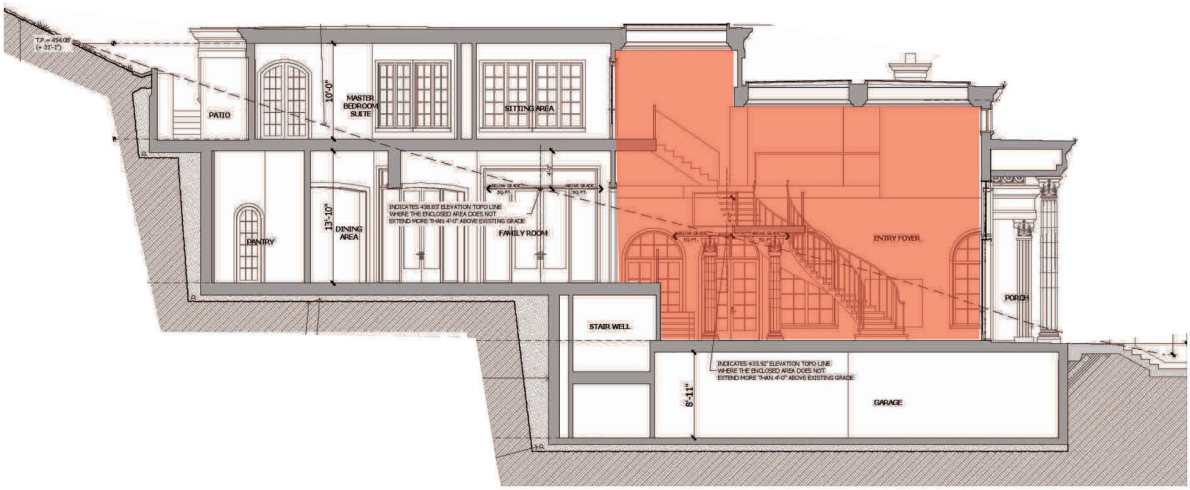
In fairness to the applicant, it should be noted that within the constraints of the general architectural style, the designer has provided for some stepping of the building form down the hill slope, but the result may be more bulky than envisioned in the Town's *Hillside Development Standards and Design Guidelines.*
Specific features of the proposed house that seem most at odds with the *Development Standards and Design Guidelines* include the following:

1. The general building form reads as three boxes stacked on top of each other.

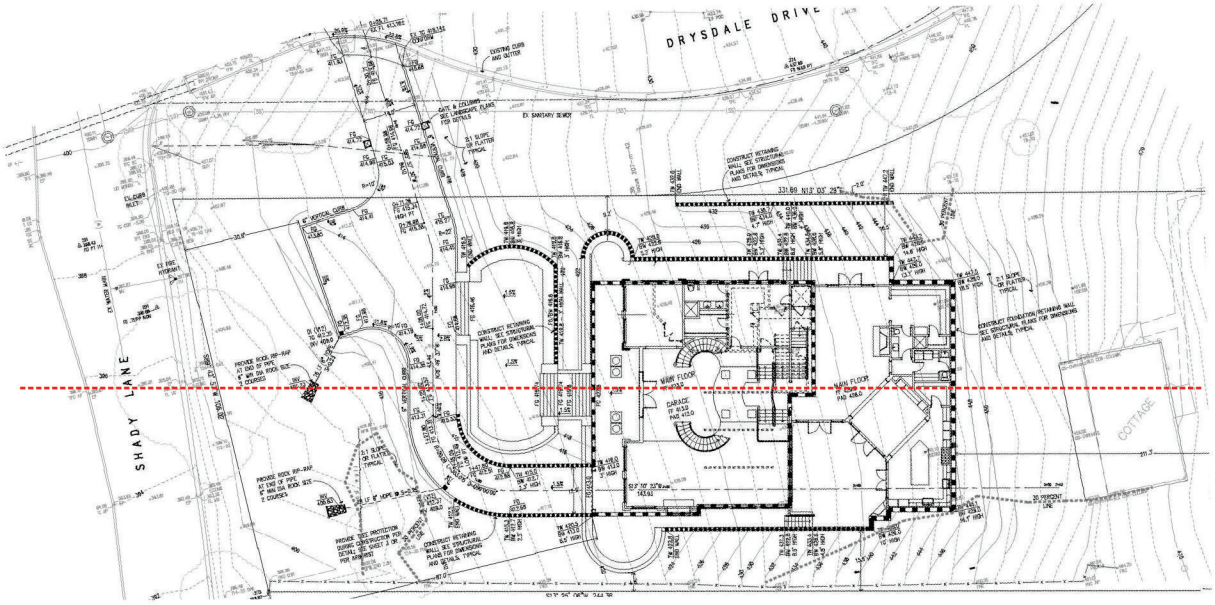


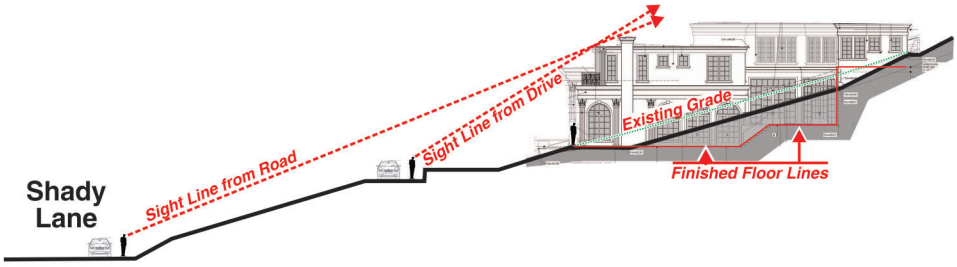


2. The grand scale of the front portion of the house which would be 25 feet in interior height would increase the structure's visual bulk.



3. While there is a slight setback from the front facade for the second floor volume, it is likely not enough to avoid the first and second floor facades appearing as a single large volume. This would be further emphasized by the tall entry element and the elevated building pad relative to Shady Lane - see illustration below.

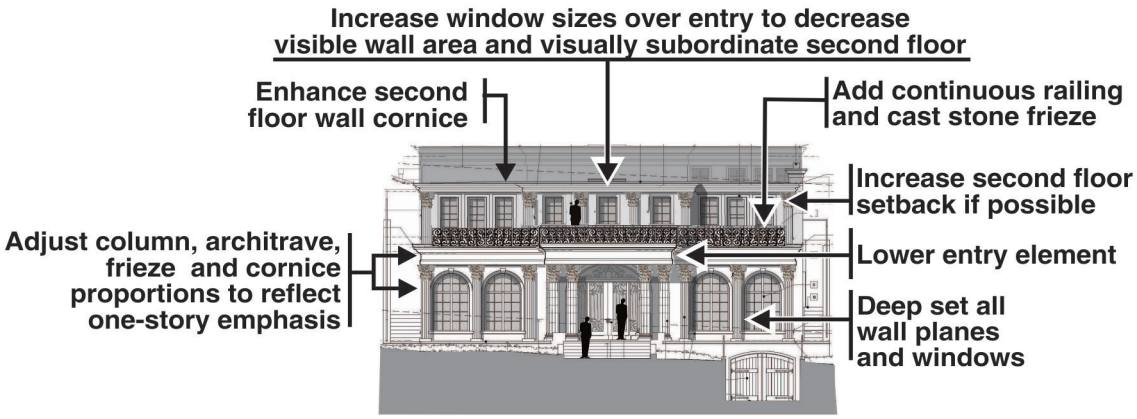




Recommendations

The primary issue is whether the proposed design or some modified version of it would be sufficiently consistent with the Town's *Hillside Development Standards and Design Guidelines*. In the past, the Town has welcomed architectural variety, and much has changed in home size and household expectations in the fifteen years since the *Hillside Development Standards and Design Guidelines* were adopted.

The formal style of the proposed home makes modifications to more strictly conform to the standards and guidelines difficult without resulting in a distortion of the basic forms and details of the traditional style. There are a few modifications that I can suggest that would maintain the spirit of the architectural style. They would include the following:



SMALLER SCALE APPROACH

CURRENT PROPOSED FRONT ELEVATION

1. Increase the second floor setback, if possible.
2. Add continuous railings and cast stone friezes in lieu of the currently proposed three separated front elevation forms.
3. Increase the window sizes on the second floor over the entry.
4. Enhance the second floor cornice to add more visual substance.
5. Deep set all wall planes and windows.
6. Add additional landscape buffering along the street edge.

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

Sincerely,
CANNON DESIGN GROUP

Larry L. Cannon

METRO
DESIGN
GROUP

May 22, 2019

Supplemental Response to Town of Los Gatos' Consulting Architect's letter dated March 29, 2019

15925 Quail Hill Drive
Architecture and Site Application S-19-012

Prepared by: Tom Sloan AIA
Metro Design Group

The following is a response to Comment #5 from a May 8th 2019 Staff Technical Review Letter requesting a Justification Letter that addresses staff's concerns about the project's compliance with the *Hillside Development Guidelines & Standards* as described in the Issues and Concerns section of that report.

Beginning on page 3 of the report, Mr. Cannon indicates that the "proposed house has an identifiable style with authentic details executed in high quality materials". Furthermore, Mr. Cannon states that the site will have "substantial landscaping proposed to buffer views of the house"; and "from a pure architectural design standpoint, it would be difficult to fault the proposed design".

On Page 4 of the report, Mr. Cannon states that there are "some specific elements of the Hillside Development Standards & Guidelines which may not be adequately met by this design". The following dialogue is an explanation of how the project has been designed to address each of the specific elements of concern:

E. Objectives of the Hillside Development Standards and Guidelines.
The following objectives are intended to implement the Town of Los Gatos vision statement for its hillside and to ensure that all development is in compliance with the goals, policies and implementing strategies of the General Plan.
4. Maintain the natural appearance if the hillsides from all vantage points including the valley floor.

To the greatest extent reasonably possible, any and all earth movement operations of the site has been limited to the excavation for the proposed building footprint and a driveway to access the sites required parking areas. This project proposed no site retaining walls beyond the building or driveway area with exception of a patio and walkway from the guest parking area up to the residence. The majority of this site and the proposed building will not be seen from the valley floor, including any of the Town's designated viewing platforms.

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The Owner and Architect both acknowledge that it is important to not alter the site by creating a large building pad derived from retaining walls. The Owner's objective is to have a home with an "architectural style that is typically constructed on a flat building pad". The site does contain a level building pad where an existing home is located. Whereas this location is clearly the most desirable for the owners and would score high on the constraints analysis, it also adversely impacts the surrounding neighbors and would not meet the objectives of the Hillside Development Standards and Guidelines.

The owners clearly understand the importance of maintaining the serene beauty of the hillsides and have sacrificed having an amazing view by instead locating their home on the lower portion of the lot having a slope that provides many advantages in protecting the hillside. The two, very visible residences that currently occupy the site will be removed and a new residence located close to the corner of Drysdale Drive and Shady Lane will be constructed. This new location will have ample visual mitigation for the street and create open space along the ridge line above the property.

The site will not be altered in any unnatural way. The driveway cuts across the site parallel to the site's natural contours in order to limit grading quantities. The cut slope will be modulated and shaped with rounded contours in order to emulate the natural hillside that exists today.

9. Ensure that the development does not dominate, but rather visually blends and achieves harmony between the natural and built environment.

Inasmuch as a large portion of the bulk and mass of this building is below grade and the building forms have been further redesigned to step in cadence with the slope of the site, ensures that this development will visually blend and harmonize with natural environment. Furthermore, many new trees have been positioned to provide a soft transition between the new development and the surrounding environment.

Story poles, erected on site cannot be viewed from any of the Town's designated viewing platforms, specifically the closes site located at the corner of Blossom Hill Rd. and Los Gatos Blvd.

Again, whereas there are two existing homes that dominate the site from the ridgeline will be removed, this project proposes the removal of these existing structures and returning the hillside to its original state.

V. Architectural Design
A. Design objectives
The standards and guidelines in this section are intended to encourage architectural design that is:
1.) In harmony and visually blends with the natural environment
3.) Compatible with the surrounding neighborhood and respectful of neighbors, and
4.) Respectful of the rural character of the hillsides.

It is the job of this architect to balance the owner's objectives and goals within the limitations of the zoning code as well as the HDS&G. The project has responded to the site constraints and taken advantage if the opportunities that are present in order to create a design that harmonizes with the surrounding natural environment and is respectful of the neighbor's views and privacy. The plans have been shared with the adjoining neighbors and no immediate concerns appear to be present.

It has been over 15 years since the HDS&G document was completed and subsequently several homes have been developed in the surrounding area and specifically along Shady Lane. The bucolic, rural character that once dominated the hillsides of Los Gatos has progressed to allow other architectural styles of higher quality.

The proposed residence, driveway and patio areas contains an average footprint that along with minimal site development and the removal of the existing homes and hardscape will result in 82% of the site as being undeveloped and in a natural state.

E. Building Height

Standards:
1.) The maximum height for homes in hillside areas shall be 25 feet. Building height shall be measured in compliance with provisions of the Town's Zoning Ordinance.
2.) The maximum height of a building's tallest elevation shall not exceed 25 feet measured from the lowest part of the building to the highest part, except building s above a ridgeline or that are visible from a viewing platform where the maximum height from the lowest to the highest points shall not exceed 28 feet.

Excessive building height adversely impacts and alters a building's ability to blend into the natural hillsides. Without an overall (lowest to highest) height limitation, a building could maintain a modest height above the natural grade but continue to sprawl vertically upon the site giving a visual impression from afar as being an excessively tall building. Additionally, limiting a building's overall height can reduce the footprint area of a building and encourages a building design that is parallel to the site's topographic contours.

The height limit for this residence is 25 feet high above natural grade with an overall height limit of 35 feet from highest to lowest point. Story Poles were set up on the site to emulate the outline of the highest roof lines that surround the building. From the closest viewing platform located at Los Gatos Road and Blossom Hill Road, a camera using a 300mm telephoto lens was not able to capture a view of any story poles. The photo below is taken from Drysdale Drive showing the story poles in place and has been enhanced to illustrate the overall building massing.

(Fig. A)

This site's narrow building area runs perpendicular to the relatively steep topographic contours and greatly constrains the ability to construct a floor area that meet's the owner's programmatic goals and objectives. The proposed building technically may not meet the overall height limit of 35' but was thoughtfully designed to comply with the intent of this standard. The garage doors are in effect imperceptible and do not in any way create a visual impact. Whether the garage entrance is removed or remains as currently designed will not change the visible character of the building.

The proposed residence has several floor levels that step in cadence with the slope of the site in order to maintain harmony with the site's natural contours. Although a portion off the site will be graded along the east and west sides of the building (up to the maximum limit of 4 feet), the natural appearance of the hillside will not be perceptibly altered. The purpose for this localized site grading is to lower the overall height of the retaining walls at the light wells. A unique design technique of obscuring the location of the garage doors provides exceptional mitigation by rendering the garage as an extraneous element.

By meandering the retaining walls along the driveway up to the Garage entrance it obscuring any view of the garage door opening. Additionally the garage opening is surrounded by landscape above and on each side to framing it as a landscape element rather than an element of the main residence.

F. Minimize building bulk and mass

One of the primary concerns of Los Gatos residents is that some new houses in the hillsides appear overly large and bulky, resulting in high visibility from surrounding properties and the valley floor. The design standards and guidelines in this section address this issue.

Standards:

1.) Buildings shall be designed to minimize bulk, mass and volume so as not to be prominently visible from a distance or from surrounding properties.

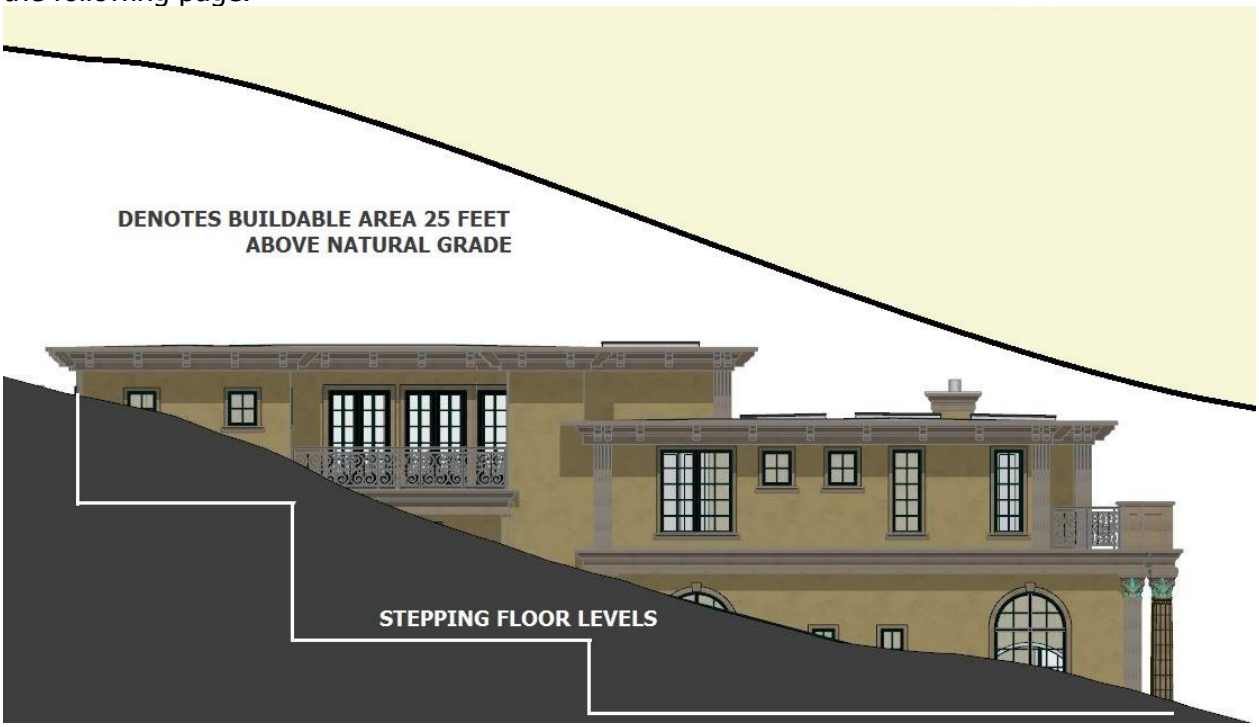
It is important to understand the stated objectives for each of these standards within the HDS&G vision statement. The hillsides are a valuable resource that is visible from anywhere in town. The open, wooded rural character of the hills must be retained for future generations to enjoy.

Due to the slope of site and the narrow lot width, a large portion of residence is located partially or wholly below the grade. As viewed from above the site, the visible walls that facing uphill area less than 5 feet above the surrounding natural grade. The principal façade facing downhill is 17 feet above the adjacent grade. The building massing steps uphill while providing an interior volumes that meets the owner's objectives and goals. The massing is also broken up into simple segments that reduce the overall appearance of mass and bulk. New trees will be strategically planted to mitigate any and all visual impacts that the new building might otherwise create.

2.) Buildings shall be designed to conform to the natural topography of the site and run with the contours. Blending with the existing terrain reduces the appearance of bulk.

In harmony with the sloping site, the several floor levels were designed to step in cadence with natural terrain. The sites narrow width leaves less than 64 feet of width to construct the residence running parallel to the contours. The building's massing is therefore condensed side to side and requires constructing into the hillside with stepped floor levels as illustrated in (Fig.

B) below. This is similar to other approved buildings such as the residence shown in (fig C1) on the following page.



(Fig. B)

Guidelines:
1.) The Building Design should incorporate but not be limited to, the following techniques to efficiently reduce the appearance of mass, bulk and volume:
b.) Avoid architectural styles that are inherently viewed as massive and bulky

I recognized early on in the design process that the owner's desire for a classical building style, normally constructed on generous flat properties, was going to be a challenge on this sloping site. I was prompted to visit a few buildings also on Shady Lane that were recently completed and with the HDG&S being enforced. Below are just a few samples of these buildings which all deploy high quality classical elements within the architecture. In Particular is the building shown in Fig. C1 that similarly steps up the hill with several floor levels and due to site conditions cannot run its massing parallel to the site's contours.

Fig. C1

The building below utilizes high quality building methods and materials, to break up the massing. The vertical façade looms close to the roadway and utilizes landscape to soften the visual impact.

(Fig. C2)

d.) Minimize volume; avoid large volume buildings.

The owner's request for a capacious entryway is mitigated by surrounding this space on each side with conventional, two-story massing containing bedrooms. On the downhill facing façade, the entryway is mitigated by receding the upper floor level back such that the lower floor level stands out and equal in height with the flanking architectural massing. This lower level massing runs parallel with the topographic contours and is horizontal in proportion.

G. Roofs:

Standards:

1.) Roof forms and roof lines shall be broken into smaller building components to reflect the irregular forms of surrounding natural features.

The residence has been designed to meet the owner's object of a classic Beaux Arts style residence with a flat roof. This style of building is normally characterized as rectilinear and boxy. Conversely, the proposed residence has been redesigned such that it successfully modulates the building's massing into several individual elements; articulating each floor level with horizontal moldings. The roof forms have large cornices that project outward and cast shadow across the wall plane. Additionally the plan modulates inward to also break up the

massing and roof areas. The result of these design elements is a building that appears to step vertically in cadence with the hillsides topography as illustrated in (Fig. B)

2.) The slope of the main roof shall generally be oriented in the same direction as the natural slope of the terrain.

Whereas the style of the building dictates the use of a flat roof rather than a roof line that is pitched at an angle, the flat roof lines step in cadence to follow the angle of the site's slope. As viewed from the roadways a sloping roof could add additional bulk and would likely not be perceivable anyway. This concept can be seen in (Fig C2)

H. Architectural Elements:

Guidelines

1.) The use of large windows and glass doors should be kept to a minimum to reduce the daytime glare and nighttime lighting emanating from large glazed areas and to increase heating and cooling efficiency. Of particular concern is the glare that impacts neighboring properties and is visible from the valley floor.

Whereas the style of the home generally necessitates larger windows and French doors, the amounts of glass and the orientation of the building will never cause a glare that will impact the neighboring properties or the valley floor. The building is at an elevation that cannot be seen from the valley floor. The locations of existing and new trees being planted in relation to the location of the surrounding neighbor's homes assure a generous amount of privacy. The windows on the upper floor level will be modest is size and not mulled together to form a large single glazed opening.

2.) The use of architectural features that increase visual prominence should be avoided. Massive, tall elements such as two-story entries, turrets, and large fireplaces should be avoided. Such elements on the downhill façade of the house are of particular concern.

Whereas the style of a classical home traditionally has a large entry door, the Entry for this residence has been subsequently re-designed to be subdued and concealed in shade behind a projecting porch element. This building does not feature any tall elements that dominate any of the building's facades as it did prior to redesigning the building to incorporate the consulting Architect's recommendations. The Living Room fireplace is integrated into an exterior wall of the residence and only rises above the roof to the minimum distance required for the building code.

November 20, 2019

Responses to Architectural Peer Review recommendations from the Cannon Design Group dated March 26, 2019

On page 8 of the Architectural Peer Review are listed 6 recommendations for modifying the architectural design that would preserve the integrity of the owner's preferred architectural style. These modifications result in a project that more strictly conform to the Hillside Development Standards & Guidelines. Renderings of the primary elevation(s) illustrating the original design and the proposed design are included herein.

1. Increase the second floor setback, if possible.

The front façade on the second floor moved back an additional 3.5 feet resulting in a greater offset between the lower floor and the upper floor levels. The greater portion occurred within the two upper floor Bedrooms.

2. Add continuous railings and cast stone friezes in lieu of the currently proposed three separated front elevations forms.

The project was redesigned to create a continuous Frieze element that separates the upper and lower floor levels in lieu of a broken into three distinctive elements. The previous design included a distinctive entrance element that was 4'-8" taller than the flanking elements that dominated the façade. The current design includes a frieze that is constant in height and includes wide newel posts that visually diminish and mask the upper floor level.

3. Increase the window sizes on the second floor over the entry.

One new window was added to the upper floor to increase the amount of glazing width. Additionally, each of the windows on the primary façade and on the upper floor level is identical in size and fundamentally is floor to ceiling in height. This consistent rhythm now accentuates a horizontal line parallel to the topographic contours of the site.

4. Enhance the second floor cornice to add more visual substance.

The cornice design was modified to have taller and deeper dimensions. The height and depth increased by approx. 8", providing an overall increase in mass by 25%. The added detail provides contrasting shadows and light and diminishes the overall height and mass with less light casting on the walls.

5. Deep set all wall planes and windows.

The wall thickness along the front and side elevations was increased such that the windows and doors could be setback deeper into the wall planes. The wall thickness increased 100% from 6" walls to be a 1 foot thick. The deeper set doors and windows create shadows that highlight contrasting planes and detailing in the façade

6. Add additional landscape buffering along the street edge.

The Landscape Plan has been revised to include 4 additional 24" box California Live Oak Trees to completely screen the proposed residence form creating a visual impact from both Drysdale Drive and Shady Lane.

Initial Design that was reviewed be the Cannon Design Group

Final Design implementing the design recommendations from the Cannon Design Group

CDG
CANNON
DESIGN
GROUP

ARCHITECTURE PLANNING URBAN DESIGN

November 7, 2019

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

RE: 15925 Quail Hill Road

Dear Jennifer:

I reviewed the revised application drawings and the applicant's response to my March 26 letter . The concerns and recommendations in that review letter were as follows:

Issues and Concerns

From a pure architectural design standpoint, it would be difficult to fault the proposed design. However, the proposed architectural style is typically constructed on a flat building pad, and the structure may be difficult to reconcile with the Town's Hillside Development Standards and Design Guidelines.

I went on to identify some specific elements of the *Hillside Development Standards and Design Guidelines* which may not be adequately addressed by this design.

The recommendation included a lead paragraph noting that the primary issue was consistency to the hillside guidelines, but provided suggestions for some changes that might improve the design.

Recommendations

The primary issue is whether the proposed design or some modified version of it would be sufficiently consistent with the Town's Hillside Development Standards and Design Guidelines. In the past, the Town has welcomed architectural variety, and much has changed in home size and household expectations in the fifteen years since the Hillside Development Standards and Design Guidelines were adopted.
The formal style of the proposed home makes modifications to more strictly conform to the standards and guidelines difficult without resulting in a distortion of the basic forms and details of the traditional style.
There are a few modifications that I can suggest that would maintain the spirit of the architectural style. They would include the following:

1. *Increase the second floor setback, if possible.*
2. *Add continuous railings and cast stone friezes in lieu of the currently proposed three separated front elevation forms.*
3. *Increase the window sizes on the second floor over the entry.*
4. *Enhance the second floor cornice to add more visual substance.*
5. *Deep set all wall planes and windows.*
6. *Add additional landscape buffering along the street edge.*

700 LARKSPUR LANDING CIRCLE . SUITE 199 . LARKSPUR . CA . 94939
TEL: 415.331.3795
CDGPLAN@PACBELL.NET

The revised application drawings have not modified the proposed architectural style and form of the three symmetrical stacked boxes, so the primary questions remains as to whether the project meets the Town's expectations for development within areas subject to the Town's *Hillside Development Standards and Design Guidelines.*

The new drawings are responsive to the six recommendations above, but the changes may not be sufficient to achieve compliance with the Town's Hillside Standards and Design Guidelines. I am not able to offer any further recommendations to address the issue of hillside guidelines compliance without breaking-up the massing into distinct bays and levels with stepped back roof forms, cantilevers, and material changes as would be common for traditional French and Mediterranean Style homes constructed on sloping hillsides.

Mitigating circumstance could include the fact that the structure would be at the bottom of the hill rather than the top so it's visibility would be limited to homes above it and to viewers on the two immediately adjacent streets. Also, it would not be in immediate adjacency to other homes so side-by-side comparisons might diminish the substantial change in style, character and massing from other homes in this area of the Town. Still, it would likely seem to be an anomaly to the normal compatibility of form, scale and character that characterized the foundations of the Town's Residential Design Guideline.

Please let me know if I can provide any further assistance.
Larry

Sincerely,
CANNON DESIGN GROUP

Larry L. Cannon

Tree Inventory, Assessment, and Protection

15925 Quail Hill Road
Los Gatos, CA 95032

Prepared for:

Town of Los Gatos

April 18, 2019

Prepared By:

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

Monarch Consulting Arborists LLC
P.O. Box 1010
Felton, CA 95018
831. 331. 8982

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Monarch Consulting Arborists LLC - P.O Box 1010, Felton, CA 95018
831.331.8982 - rick@monarcharborist.com

Monarch Consulting Arborists LLC - P.O Box 1010, Felton, CA 95018
831.331.8982 - rick@monarcharborist.com

Summary

The inventory contains thirteen trees comprised of six different species with eight coast live oaks (*Quercus agrifolia*). One is considered Large Protected, ten are Protected and two are Exempt. Most of the trees are in fair or poor condition with one dead. The best specimen near construction is the oak #586 at the corner of Drysdale and Shady Lane. Three trees have poor suitability which include coast live oak #593 barely holding onto the road-cut, the dead almond (*Prunus dulcis*), and incense cedar (*Calocedrus decurrens*) #598 near the cottage. Only one tree is expected to be highly impacted by the proposed plans which is Monterey pine (*Pinus radiata*) #596. All the remaining trees are located on the lower slope away from the proposed project with he exception of the two trees near the cottage (#597 and #598). There are some smaller trees down the slope near the existing house but were not included in this assessment and are not located on the plans. The demolition of the existing structures should not affect these trees. A total of thirteen trees were appraised for a rounded depreciated value of $33,410.00 using the Trunk Formula Method.

Introduction

Background

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

Assignment

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

Monarch Consulting Arborists LLC - P.O Box 1010, Felton, CA 95018
831.331.8982 - rick@monarcharborist.com

Limits of the assignment

- The information in this report is limited to the condition of the trees during my inspection on April 7, 2019. No tree risk assessments were performed.
- Tree heights and canopy diameters are estimates.
- The most recent *Guide to Plant Appraisal, Tenth Edition* was published in late 2018 by the ISA. The Guide is not functional at this time due to significant errors in the original printed version and gaps in information regarding regional species characteristics and nursery stock wholesale costs. Therefore the ninth edition and its supplemental publications was used for this assignment with the exception of the "condition ratings" assessment.
- The plans reviewed for this assignment were as follows: No grading, drainage, or landscape plan was assessed.

Table 1: Plans Reviewed Checklist

Plan	Date	Sheet	Reviewed	Source	Notes
Existing Site Topographic Map or A.L.T.A with tree locations			No		
Proposed Site Plan	02/13/2019	5 of 6	Yes	Hanna Brunetti	
Demolition Plan			No		
Construction Staging			No		
Grading and Drainage	02/13/2019	5 of 6	Yes	Hanna Brunetti	
Utility Plan and Hook-up locations			No		
Exterior Elevations			No		
Landscape Plan	02/01/2019	L1.0	Yes	David R. Fox and Company	
Irrigation Plan			No		
T-1 Tree Protection Plan			No		

Purpose and use of the report

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

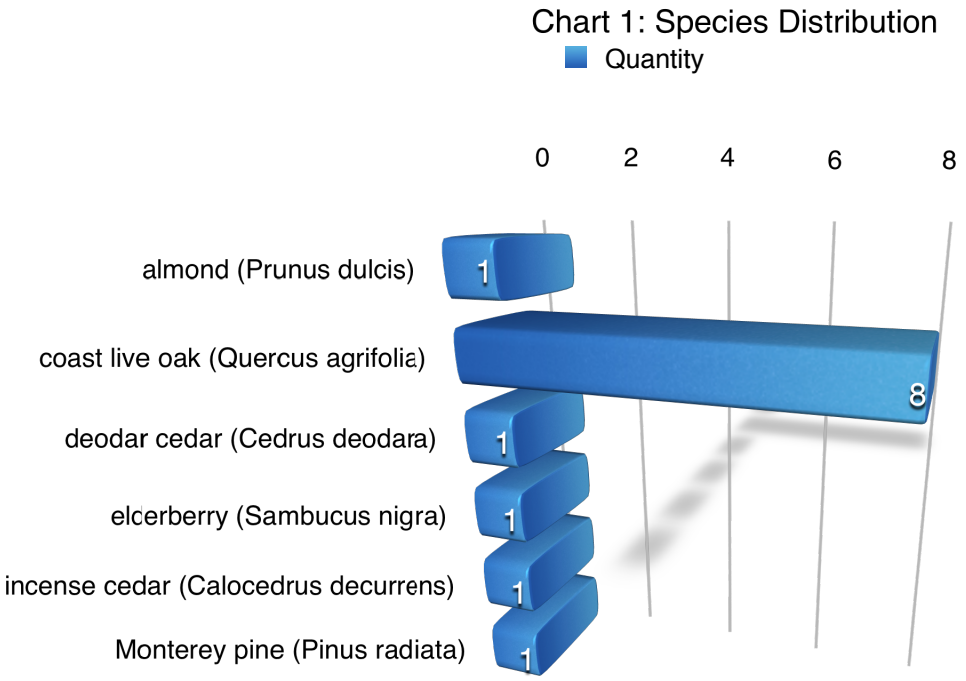
Monarch Consulting Arborists LLC - P.O Box 1010, Felton, CA 95018
831.331.8982 - rick@monarcharborist.com

Observations

Tree Inventory and Town Code

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

The inventory contains thirteen trees comprised of six different species (Chart 1). One is considered Large Protected[1], ten are Protected[2] and two are Exempt[3] (Table 2, Pg. 4).



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

[2] Protected tree means a tree regulated by the Town of Los Gatos as set forth in Section. 29.10.0960, Scope of protected trees.

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

The table below lists the trees assessed and their status.

Table 2: Tree Inventory

Tree Species	Number	Trunk Diameter (in.)	~ Canopy Diameter (ft.)	Status
coast live oak (*Quercus agrifolia*)	586	36	40	Large Protected
almond (*Prunus dulcis*)	587	9	15	Exempt
coast live oak (*Quercus agrifolia*)	588	11	25	Protected
coast live oak (*Quercus agrifolia*)	589	10	25	Protected
coast live oak (*Quercus agrifolia*)	590	8	25	Protected
coast live oak (*Quercus agrifolia*)	591	6	25	Protected
coast live oak (*Quercus agrifolia*)	592	8	25	Protected
coast live oak (*Quercus agrifolia*)	593	19	35	Protected
elderberry (*Sambucus nigra*)	594	4X multi	20	Exempt
coast live oak (*Quercus agrifolia*)	595	17	35	Protected
Monterey pine (*Pinus radiata*)	596	24	35	Protected
deodar cedar (*Cedrus deodara*)	597	20	40	Protected
incense cedar (*Calocedrus decurrens*)	598	18	35	Protected

Analysis

Tree appraisal was performed according to the Council of Tree & Landscape Appraisers *Guide for Plant Appraisal 9th Edition, 2000* (CLTA) along with Western Chapter International Society of Arboriculture *Species Classification and Group Assignment, 2004*. The trees were appraised using the "Cost Approach" and more specifically the "Trunk Formula Method" (Appendix B).

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

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

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

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

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

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

A total of thirteen trees were appraised for a rounded depreciated value of $33,410.00 using the Trunk Formula Method.

Appraisal worksheets are available upon request.

Discussion

Condition Rating

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

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

Most of the trees are in fair or poor condition with one small almond dead. The best specimen near construction is the oak tree near the corner of Drysdale and Shady Lane.

Table 3: Condition Assessment

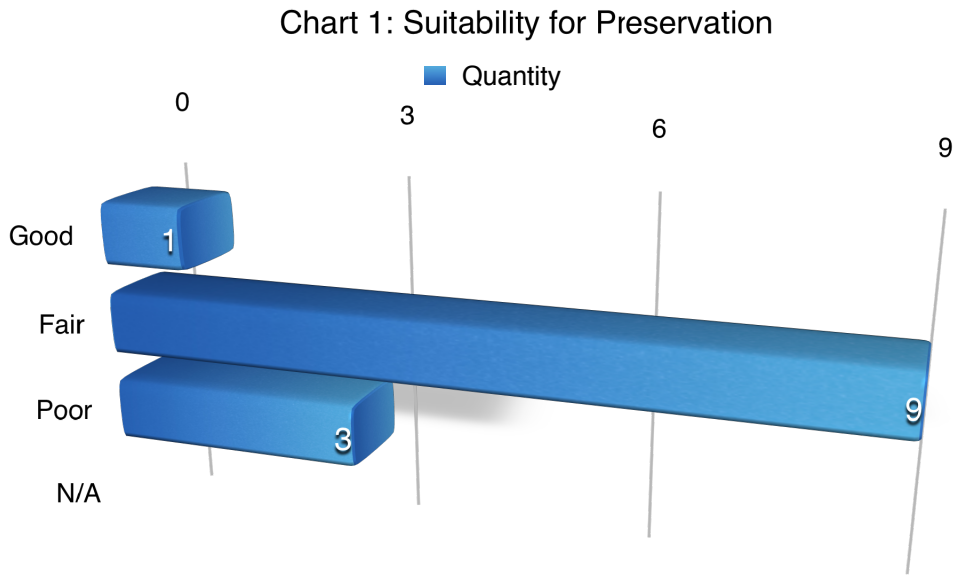
Tree Species	#	Health	Structure	Form	Condition
coast live oak (*Quercus agrifolia*)	586	Fair	Fair	Good	Good
almond (*Prunus dulcis*)	587	Dead	Dead	Dead	Dead
coast live oak (*Quercus agrifolia*)	588	Fair	Fair	Poor	Poor
coast live oak (*Quercus agrifolia*)	589	Fair	Fair	Poor	Fair
coast live oak (*Quercus agrifolia*)	590	Fair	Fair	Fair	Fair
coast live oak (*Quercus agrifolia*)	591	Fair	Fair	Poor	Fair
coast live oak (*Quercus agrifolia*)	592	Good	Fair	Poor	Fair
coast live oak (*Quercus agrifolia*)	593	Fair	Poor	Poor	Poor
elderberry (*Sambucus nigra*)	594	Good	Poor	Poor	Poor
coast live oak (*Quercus agrifolia*)	595	Fair	Fair	Fair	Fair
Monterey pine (*Pinus radiata*)	596	Fair	Fair	Poor	Fair
deodar cedar (*Cedrus deodara*)	597	Good	Fair	Poor	Fair
incense cedar (*Calocedrus decurrens*)	598	Fair	Poor	Poor	Poor

Suitability for Preservation

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

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

The tree with the best suitability for preservation is coast live oak #586 at the corner of Drysdale and Shady Lane (Chart 1). Three trees have poor suitability which include coast live oak #593 barely holding onto the road-cut, the dead almond, and incense cedar #598 near the cottage. Most of the trees are volunteers.



Impact Level

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

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

Only one tree is expected to be highly impacted by the proposed plans which is Monterey pine #596. All the remaining trees are located on the lower slope away from the proposed project with he exception of the two trees near the cottage (#597 and #598). There are some smaller trees down the slope near the existing house but were not included in this assessment and are not located on the plans. The demolition of the existing structures should not affect these trees.

Tree Protection

Tree protection focuses on avoiding damage to the roots, trunk, or scaffold branches from heavy equipment (Appendix D). The tree protection zone (TPZ) is the defined area in which certain activities are prohibited to minimize potential injury to the tree. The most current accepted method for determining the TPZ is to use a formula based on species tolerance, tree age/ vigor, and trunk diameter (Matheny, N. and Clark, J. 1998) (Fite, K, and Smiley, E. T., 2016). Preventing mechanical damage to the trunk from equipment or hand tools can be accomplished by wrapping the main stem with straw wattle or using vertical timbers.

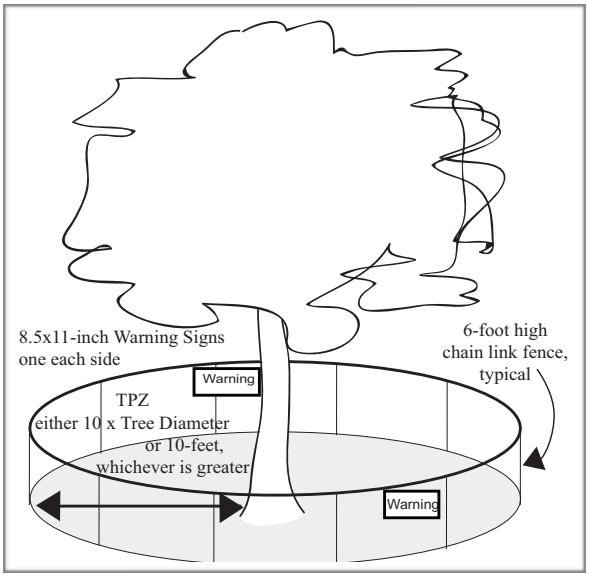


Figure 1: Example of Type I Tree protection with fence placed at a radius of ten times the trunk diameter. Image City of Palo Alto 2006.

Tree protection could be as simple as placing fence outside the stand of trees between the lower lot and Shady Lane along with protecting #597 and #598 near the cottage if they are to remain. If soil is not pushed down slope during the demolition of the existing house there is no need for fence up there.

Conclusion

The inventory consists of trees protected by the Town of Los Gatos located on site and those in close proximity on neighboring properties. The inventory contains thirteen trees comprised of six different species with eight coast live oaks. One is considered Large Protected, ten are Protected and two are Exempt. Most of the trees are in fair or poor condition with one small almond dead. The best specimen near construction is the oak tree near the corner of Drysdale and Shady Lane. The tree with the best suitability for preservation is coast live oak #586 at the corner of Drysdale and Shady Lane. Three trees have poor suitability which include coast live oak #593 barely holding onto the road-cut, the dead almond, and incense cedar #598 near the cottage. Only one tree is expected to be highly impacted by the proposed plans which is Monterey pine #596. All the remaining trees are located on the lower slope away from the proposed project with he exception of the two trees near the cottage (#597 and #598). There are some smaller trees down the slope near the existing house but were not included in this assessment and are not located on the plans. The demolition of the existing structures should not affect these trees. Tree protection should consist of placing fence outside the stand of trees between the lower lot and Shady Lane along with protecting #597 and #598 near the cottage. If soil is not pushed down slope during the demolition of the existing house there is no need for fence up there. A total of thirteen trees were appraised for a rounded depreciated value of $33,410.00 using the Trunk Formula Method.

Monarch Consulting Arborists LLC - P.O Box 1010, Felton, CA 95018
831.331.8982 - rick@monarcharborist.com

Recommendations

Pre-construction and Planning Phase

1. Place tree trunk locations on the topographic survey along with on all the plans

2. Place tree numbers and protection schemes on all the plans.

3. Place tree protection fence 30 feet to the south of trees #586 through #595.

4. Place tree protection fence around trees #597 and #598 at a radius of 16 feet where possible during demolition.

5. Consider removing tree #593 for public safety.

6. All tree maintenance and care shall be performed by a qualified arborist with a C-61/D-49 California Contractors License. Tree maintenance and care shall be specified in writing according to American National Standard for Tree Care Operations: *Tree, Shrub and Other Woody Plant Management: Standard Practices* parts 1 through 10 and adhere to ANSI Z133.1 safety standards and local regulations. All maintenance is to be performed according to ISA Best Management Practices.

7. Refer to Appendix D for general tree protection guidelines including recommendations for arborist assistance while working under trees, trenching, or excavation within a trees drip line or designated TPZ/CRZ.

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

9. Provide a copy of this report to all contractors and project managers, including the architect, civil engineer, and landscape designer or architect. It is the responsibility of the owner to ensure all parties are familiar with this document.

10. Arrange a pre-construction meeting with the project arborist or landscape architect to verify tree protection is in place, with the correct materials, and at the proper distances.

11. Arrange for the project arborist to monitor and document initial grading activity and no grading is to occur within any tree protection zone including utility hook-ups.

Construction Phase

1. Monitor site and tree protection measures to ensure adherence. Monitor for health of trees and treat as necessary.

Post-Construction Phase

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

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

3. Have a qualified arborist perform a Level 2: Basic Tree Risk (*Best Management Practices: Tree Risk Assessment:* International Society of Arboriculture, 2017) assessment prior to site occupancy to help identify any conditions that may pose a risk.

Monarch Consulting Arborists LLC - P.O Box 1010, Felton, CA 95018
831.331.8982 - rick@monarcharborist.com

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Glossary of Terms

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

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

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

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

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

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

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

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

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

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

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

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

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

Trunk: Stem of a tree.

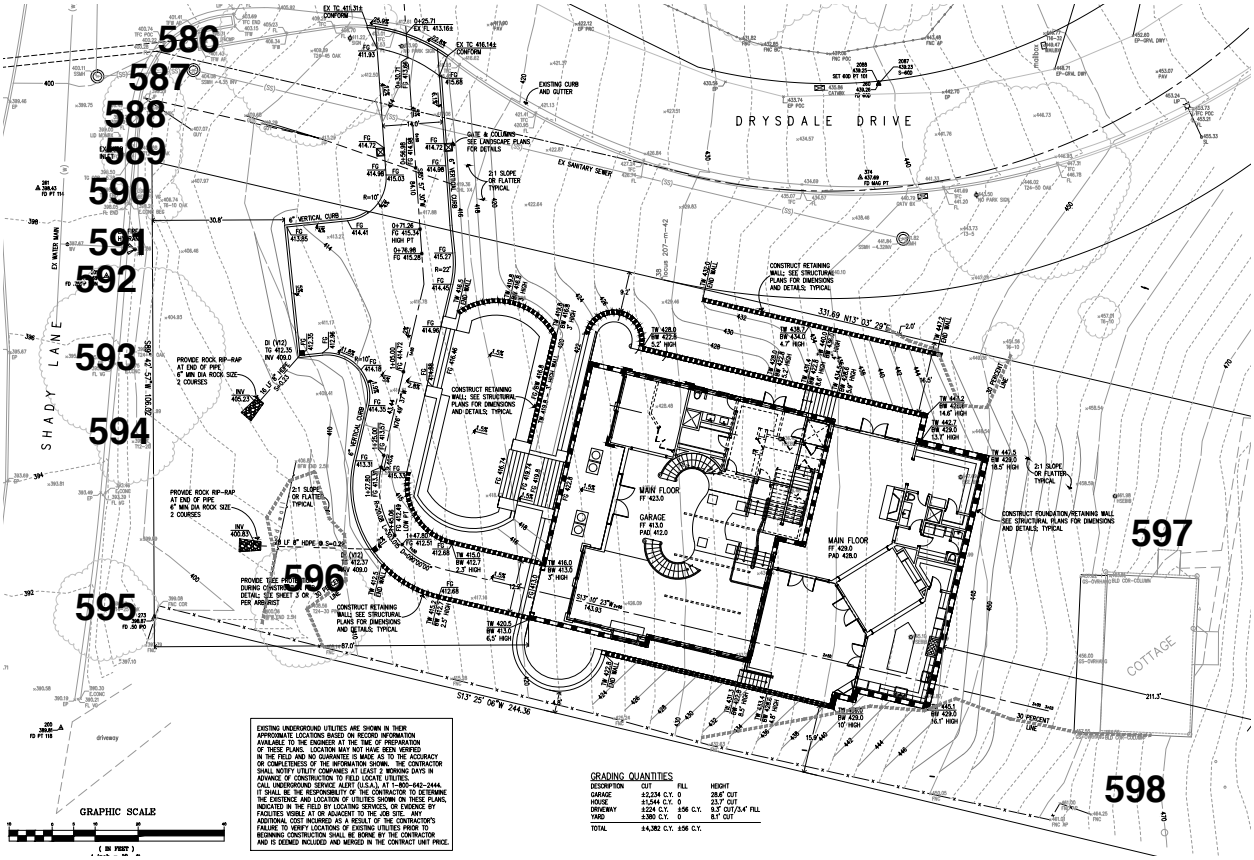
Trunk Formula Method: Method to appraise the monetary value of trees considered too large to be replaced with nursery or field grown stock. Based on developing a representative unit cost for replacement with the same or comparable species of the same size and in the same place, subject to depreciation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

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

Monarch Consulting Arborists LLC - P.O Box 1010, Felton, CA 95018
831.331.8982 - rick@monarcharborist.com

Appendix A: Tree Inventory Map and Site Plan

Snapshot not to scale from Hanna Brunetti Grading and Drainage Plan February 13, 2019 sheet 5 of 6. Tree number locations are approximations



Monarch Consulting Arborists LLC - P.O Box 1010, Felton, CA 95018
831.331.8982 - rick@monarcharborist.com

Appendix B: Tree Inventory and Assessment Tables

Table 3: Assessment Summary

Tree Species	#	Trunk Diameter (in.)	~ Canopy Diameter (ft.)	Condition	Suitability	Impact	Rounded Depreciated Value
coast live oak (*Quercus agrifolia*)	586	36	40	Good	Good	Low	$19,100.00
almond (*Prunus dulcis*)	587	9	15	Dead/ Unstable	Poor	Low	$0.00
coast live oak (*Quercus agrifolia*)	588	11	25	Poor	Poor	Low	$660.00
coast live oak (*Quercus agrifolia*)	589	10	25	Fair	Fair	Low	$1,120.00
coast live oak (*Quercus agrifolia*)	590	8	25	Fair	Fair	Low	$750.00
coast live oak (*Quercus agrifolia*)	591	6	25	Fair	Fair	Low	$460.00
coast live oak (*Quercus agrifolia*)	592	8	25	Fair	Fair	Low	$750.00
coast live oak (*Quercus agrifolia*)	593	19	35	Poor	Poor	Low	$1,880.00
elderberry (*Sambucus nigra*)	594	4X multi	20	Poor	Fair	Low	$430.00
coast live oak (*Quercus agrifolia*)	595	17	35	Fair	Fair	Low	$3,040.00
Monterey pine (*Pinus radiata*)	596	24	35	Fair	Fair	High	$660.00
deodar cedar (*Cedrus deodara*)	597	20	40	Fair	Fair	Moderate	$3,240.00
incense cedar (*Calocedrus decurrens*)	598	18	35	Poor	Poor	Moderate	$1,320.00

Appendix C: Photographs

C1: Stand of trees along the lower lot (#586 through #595)

C2: Monterey pine #596 likely to be removed

C3: Incense cedar #598 near cottage

Appendix D: Tree Protection Guidelines

Section 29.10.1005. - Protection of Trees During Construction

Tree Protection Zones and Fence Specifications

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

All persons, shall comply with the following precautions

1. Prior to the commencement of construction, install the fence at the dripline, or tree protection zone (TPZ) when specified in an approved arborist report, around any tree and/or vegetation to be retained which could be affected by the construction and prohibit any storage of construction materials or other materials, equipment cleaning, or parking of vehicles within the TPZ. The dripline shall not be altered in any way so as to increase the encroachment of the construction.
2. Prohibit all construction activities within the TPZ, including but not limited to: excavation, grading, drainage and leveling within the dripline of the tree unless approved by the Director.
3. Prohibit disposal or depositing of oil, gasoline, chemicals or other harmful materials within the dripline of or in drainage channels, swales or areas that may lead to the dripline of a protected tree.
4. Prohibit the attachment of wires, signs or ropes to any protected tree.
5. Design utility services and irrigation lines to be located outside of the dripline when feasible.

6. Retain the services of a certified or consulting arborist who shall serve as the project arborist for periodic monitoring of the project site and the health of those trees to be preserved. The project arborist shall be present whenever activities occur which may pose a potential threat to the health of the trees to be preserved and shall document all site visits.
7. The Director and project arborist shall be notified of any damage that occurs to a protected tree during construction so that proper treatment may be administered.

Monitoring

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

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

Root Pruning

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

Boring or Tunneling

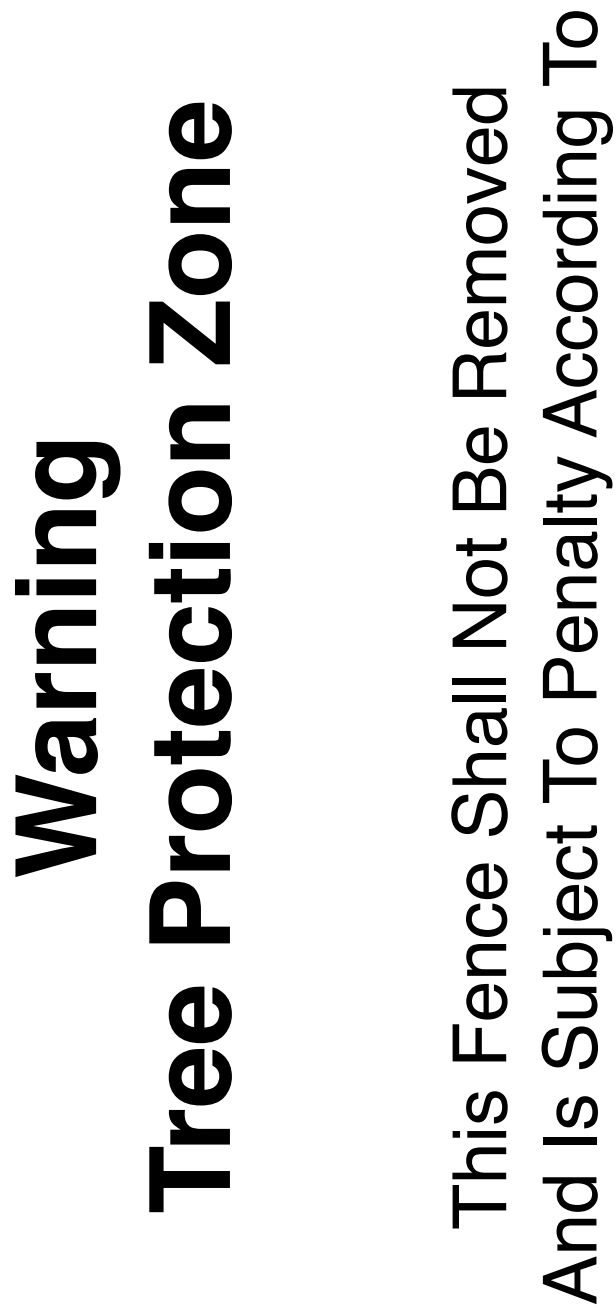
Boring machines should be set up outside the drip line or established Tree Protection Zone. Boring may also be performed by digging a trench on both sides of the tree until roots one inch in diameter are encountered and then hand dug or excavated with an Air Spade® or similar air or water excavation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

Tree Pruning and Removal Operations

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

Appendix E: Tree Protection Signs

E1: English



E2: Spanish

Cuidado
Zona De Arbol Pretejido

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

Qualifications, Assumptions, and Limiting Conditions

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

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

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

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

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

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

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

Certification of Performance

I Richard Gessner, Certify:

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

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

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

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

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

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

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

Richard J. Gessner

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

Copyright

Jennifer Armer

From: Tom Sloan <tsloan@metroarchitects.com>
Sent: Friday, August 30, 2019 12:38 PM
To: Jennifer Armer
Cc: nhung98@hotmail.com
Subject: 72 Drysdale - Neighbor Comments Letter
Attachments: Diep Residence - 72 Drysdale .pdf

Hello Jennifer

Please add this letter to the file.
The Neighbor seems to have a few issues that will be worked out shortly.

Tom Sloan AIA
Metro Design Group
1475 S. Bascom Avenue suite 208
Campbell, CA 95008
(408) 871-1071

229

Neighborhood Notification Form

Date: 8/21/19

PROJECT ADDRESS: **15925 Quail Hill Drive** aka **72 Drysdale Drive**

Architecture and Site Application S-19-012

please See attached Comments

Applicant's Name: **John & Allison Diep**

- My Signature below certifies that I reviewed the project plans; I understand the scope of work; and I do NOT have any concerns or issues which need to be addressed by the applicant; I can support the project as proposed.

Neighbor's Name:_____

Neighbor's Address:_____

_____

Signature:_____

August 21, 2019

To:

John and Allison Diep

15925 Quail Hill Rd., *aka* 72 Drysdale Drive

cc: Tom Sloan

Metro Design Group

As neighbors to the west of your property, we have the following concerns about your proposed construction.

1. Property Line Fencing – Currently, there is a long fence b/w our 2 properties. Part of the fence is wooden, and a larger portion is wire mesh. We want to make sure that there are no changes to the existing fence as that will affect the fences between our property and our other neighbors.
2. Trees and privacy – We want to make sure that no trees will be removed, and some trees need to be planted, to protect our privacy. Some trees were trimmed/removed by the previous owner of the above-mentioned property that greatly compromised our privacy.

Please let us know if you have any questions.

Regards,

The Khosravi Family

15941 Quail Hill Rd, LG

Tel (408) 221-0846

Neighborhood Notification Form

Date: August 26, 2019

PROJECT ADDRESS: **15925 Quail Hill Drive** aka **72 Drysdale Drive**

Architecture and Site Application S-19-012

Applicant's Name: **John & Allison Diep**

- My Signature below certifies that I reviewed the project plans; I understand the scope of work; and I do NOT have any concerns or issues which need to be addressed by the applicant; I can support the project as proposed.

Neighbor's Name: Brad and Dona Krouskop

Neighbor's Address: 15921 Quail Hill Rd.
Los Gatos, CA 95032

Signature:

From: Bernard Coullahan <becoul01@gmail.com>
Sent: Friday, December 06, 2019 7:59 AM
To: Jennifer Armer <JArmer@losgatosca.gov>
Subject: Re: Quail Hill/ Drysdale proposed home planning review

Hi Jennifer;
thanks for the thorough and prompt response to my questions.

Here are the concerns and comments that I would like you to submit to the Planning Commission:
1. Biggest concern for my family and my neighbors is parking during construction. We would like a restriction placed in the building permit that there to be "NO ON PAYMENT DRYSDALE PARKING" during construction. There is currently "No Parking" on one side of the street from the bottom of the hill in front of the proposed home to my driveway but no restriction on the other side. This portion of the road is steep and the road curves and the road is only wide enough to accommodate one car in each direction. Any payment parking reduces the road to one lane and with the curve viability is blocked creating a dangerous situation.
2. I understand that all sidewalks will be removed during the demolition phase, I want assurances that the staircase going down to the cottage is also removed. This staircase encroaches on my property.
3. Their landscaping show the planting of several California Sycamore trees directly under the power lines which are fast growing and can reach heights 40 to 100 feet tall. Easy to visualize the ongoing maintenance problems. In Addition, these tree will significantly block our neighbors view. Suggest that all selected tree varieties do not extend much higher that the height of the house roof line.
4. If I were building a home of this stature, I certainly would not want high power lines running across my driveway entrance or across the middle of my property. When finished this should be a beautiful home that will enhance our neighborhood. I think the owners should consider moving the power lines along the easterly edge of their property underground including the power line supplying the home on the adjacent westerly side of the property that goes directly across the middle of their property. (I've been told this power line is our of compliance with easement guidelines).

I am planning on attending Tuesday's Planning session, and would be available to respond to any questions or to clarify my comments.
take care, Bernie Coullahan

100 Drysdale Dr.
408-656-2907

GENERAL NOTES

1. CODES AND REGULATIONS — ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE FOLLOWING CODES, AS WELL AS ALL APPLICABLE STATE CODES & LOCAL CITY ORDINANCES,
2016 CALIFORNIA BUILDING CODE (C.B.C.)
2016 CALIFORNIA RESIDENTIAL CODE (C.R.C.)
2016 CALIFORNIA ELECTRICAL CODE (C.E.C.)
2016 CALIFORNIA PLUMBING CODE (C.P.C.)
2016 CALIFORNIA MECHANICAL CODE (C.M.C.)
2016 CALIFORNIA FIRE CODE (C.F.C.)
2016 CALIFORNIA ENERGY CODE (C.E.C.)
2016 CALIFORNIA GREEN CODE (C.G.C.)
NOTHING ON THE DRAWINGS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES & REGULATIONS.

2. SITE VERIFICATION — GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL EXAMINE THOROUGHLY THE SITE AND SATISFY THEMSELVES AS TO THE CONDITIONS TO WHICH THE WORK IS TO BE PERFORMED. THE CONTRACTOR SHALL VERIFY AT THE SITE ALL MEASUREMENTS AFFECTING HIS WORK, AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF THE SAME. NO EXTRA COST TO THE OWNER WILL BE ALLOWED RESULTING FROM HIS NEGLIGENCE TO EXAMINE OR FAILURE TO DISCOVER CONDITIONS AFFECTING HIS WORK.

3. MEASUREMENTS — CONTRACTOR SHALL VERIFY ALL DIMENSIONS SHOWN ON THE DRAWINGS BY TAKING FIELD MEASUREMENTS; FOR PROPER FIT AND ATTACHMENT OF ALL PARTS IS REQUIRED. SHOULD THERE BE ANY DISCREPANCIES, IMMEDIATELY REPORT TO THE ARCHITECT IN WRITING PRIOR TO COMMENCEMENT OF ANY RELATED WORK. IN THE EVENT OF THE CONTRACTOR'S FAILURE TO DO SO, THE CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR THE CORRECTION OR ADJUSTMENT OF ANY SUCH RELATED WORK OR ERRORS.

4. DIMENSIONS — DO NOT SCALE THESE DRAWINGS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DRAWINGS.

5. DISCREPANCIES — MINOR DISCREPANCIES BETWEEN THE DRAWINGS AND ACTUAL CONDITIONS ARE TO BE EXPECTED. CONDITIONS REQUIRING CLARIFICATION SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.

6. MANUFACTURER'S SPECIFICATIONS — CONTRACTOR AND ALL SUBCONTRACTORS SHALL INSTALL OR APPLY, AND PROTECT ALL PRODUCTS, MATERIALS, PROCESSES, METHODS, COATINGS, EQUIPMENT, APPLIANCES, HARDWARE, SOFTWARE, ETC. IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS, DETAILS & INSTRUCTIONS, TYPICAL. ALL MANUALS OR INSTRUCTIONS PROVIDED BY THESE MANUFACTURER'S FOR PROPER OPERATION AND
MAINTENANCE OF THE ABOVE ARE TO BE DELIVERED TO THE OWNER AT THE COMPLETION AND FINAL INSPECTION OF THE PROJECT.

7. WINDOWS AND DOORS — CONTRACTOR SHALL VERIFY THE QUANTITY, ROUGH OPENINGS AND TYPES OF DOORS AND WINDOW AND DOOR SCHEDULES IN RELATION TO FRAMING PER FIELD PRIOR TO ORDERING. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.

8. CALGREEN STANDARDS — ALL ADHESIVES, SEALANTS, CAULKS, PAINTS, COATINGS, AND AEROSOL PAINT CONTAINERS MUST REMAIN ON THE SITE FOR FIELD VERIFICATION BY THE BUILDING INSPECTOR. PER CGBSC SEC. 4.504.2.4

PRIOR TO FINAL INSPECTION, A LETTER SIGNED BY THE GENERAL CONTRACTOR OR THE OWNER/BUILDER (FOR ANY OWNER/BUILDER) PROJECTS MUST BE PROVIDED TO THE TOWN OF LOS GATOS BUILDING OFFICIAL CERTIFYING THAT ALL ADHESIVES, SEALANTS, CAULKS, PAINTS, COATINGS, AEROSOL PAINTS, AEROSOL COATINGS, CARPET SYSTEMS (INCLUDING CARPETING, CUSHION AND ADHESIVE), RESILIENT FLOORING SYSTEMS, AND COMPOSITE WOOD PRODUCTS INSTALLED ON THIS PROJECT ARE WITHIN THE EMISSION LIMITS SPECIFIED IN CGBSC SECTION 4.504.

CONSULTANT DIRECTORY

ARCHITECT
METRO DESIGN GROUP
CONTACT :TOM SLOAN A.I.A.
1475 S. BASCOM AVE. # 208
CAMPBELL, CALIFORNIA 95008
(408) 871-1071 PHONE

GEOTECHNICAL ENGINEERING
POLLAK ENGINEERING, INC.
555 SANTA CRUZ AVE.
LOS GATOS, CA 95030
(408) 354-0420 PHONE

TOPO SURVEY & BOUNDARIES
WESTFALL ENGINEERS, INC.
14583 BIG BASIN WAY #3
SARATOGA, CA 95070
(408) 867-0244 PHONE

CIVIL ENGINEER
HANNA & BRUNETTI, INC.
CIVIL ENGINEERS, SURVEYORS,
CONSTRUCTION MANAGERS
CONTACT: AMANDA WILSON, PE
7651 EIGLEBERRY STREET
GILROY, CALIFORNIA 95020
(408) 842-2173 PHONE
(408) 842-3662 FAX

LANDSCAPE ARCHITECT
DAVID R. FOX & COMPANY
LANDSCAPE ARCHITECTURE
CONTACT: DAVID FOX
1188 KOTENBERG AVENUE
SAN JOSE, CA 95125
(408) 761-0212 PHONE

PROJECT DESCRIPTION

THIS PROJECT IS LOCATED ON A CORNER HILLSIDE SITE THAT PROPOSES THE DEMOLITION OF AN EXISTING SINGLE FAMILY RESIDENCE AND EXISITNG ACCESSORY DWELLING UNIT THAT ARE LOCATED WITHIN THE MOST LEVEL AREA OF THE SITE. WHEREAS THE GREATEST LRDA IS LOCATED AT THE FLATEST AREA OF THE SITE, THE VIEW IMPACTS TO ADJACENT PROPERTIES AS WELL AS RIDGELINE VIEW PROTECTION DICTATED THAT THE NEW RESIDENCE BE LOCATED NEAR THE LOWEST PORTION OF THE SITE. THE MAJORITY OF THE DEVELOPMENT IS LOCATED ON AREAS WITH A SLOPE BELOW 30% AND WITHIN AN AREA THAT WOULD PROVIDE THE LEAST AMOUNT OF DISTURBANCE AND IMPACT TO THE SURROUNDING NEIGHBORS AND ENVIRONMENT.
THE PROJECT INCLUDES A HOME WITH A FLOOR AREA BELOW THE MAXIMUM ALLOWABLE HEIGHT AND FLOOR AREA. PARKING IS LOCATED BELOW GRADE AND OUT OF VIEW. THE RESIDENCE HAS A FLAT ROOF WITH MASSING ELEMENTS THAT STEP BACK AND INTEGRATE INTO THE HILLSIDE. BECAUSE THE HOUSE IS TUCKED INTO THE HILLSIDE, FLOOR AREA BELOW GRADE INCLUDES A FEW LIGHTWELLS TO PROVIDE EGRESS, LIGHT AND VENTILATION.
ON SITE PARKING INCLUDES 3 GUEST PARKING STALLS AND 4 ENCLOSED PARKING STALLS.
A LANDSCAPE PLAN WAS DESIGNED TO MITIGATE THE VISUAL IMPACT OF THE RESIDENCE AND MINIMIZE GRADING FOR THE DRIVEWAY.

AREA TABULATIONS

1. SITE AREA - PER HILLSIDE DEVELOPMENT STANDARDS AND GUIDELINES

GROSS: 42,253.00 SF (0.96 AC)
NET AFTER REDUCTION: 23,239.06 SF (0.53 AC) (AFTER 45% SLOPE REDUCTION)

AVERAGE SLOPE OF SITE: 25.12 %

SLOPE AT LANDING AREAS: 1% MIN, AWAY FROM THE STRUCTURE
SLOPE AT PAVED AREAS: 2% MIN, AWAY FROM THE STRUCTURE
SLOPE AT LANDSCAPE AREAS: 5% MIN, AWAY FROM THE STRUCTURE

2. FLOOR AREA *

	GROSS FLOOR AREA	- BGA**	=	FLOOR AREA PER DEF.
LOWER FLOOR	724	- 724	=	0
MAIN FLOOR	4,643	- 2,428	=	2,215
UPPER FLOOR	2,940	- 60	=	2,880
TOTAL AREA	8,307	-3,212	=	**5,095**

* SEE FLOOR AREA DIAGRAMS ON SHEET A-4.0.
** BGA = BELOW GRADE AREA- IS NOT INCLUDED IN FLOOR AREA

GARAGE	2,175	-2,175	=	0
TOTAL FLOOR AREA	10,482	-5,387	=	**5,095**

GARAGE AREA OUTSIDE MAIN FLOOR FOOTPRINT : 211 SF
* SEE FLOOR AREA DIAGRAMS ON SHEET A-4.0.
** BELOW GRADE AREA AND 400 SQ. FT. GARAGE ARE EXEMPT

3. MAXIMUM FLOOR AREA - FAR
PER RESIDENTIAL DESIGN GUIDELINES

	MAXIMUM ALLOWABLE	PROPOSED
BUILDING FLOOOR AREA	5,100 SF	**5,095 SF**

TOTAL ALLOWABLE FLOOR AREA: 5,100 SQ. FT. PER HDSG TABLE 2/PAGE 28.

3. BUILDING COVERAGE

MAXIMUM ALLOWABLE COVERAGE: NO MAXIMUM
PROPOSED COVERAGE: 4,954 SQ. FT. 11.72 %

5. PARKING SPACE

4 COVERED AT GARAGE
3 GUEST SPACES

AVERAGE SLOPE AND LOT AREA REDUCTION CALCULATION

$$S = \frac{0.00229 \times 5 \times 2{,}127.90}{0.97} = \textbf{25.12 \% AVERAGE SITE SLOPE}$$

AVERAGE SLOPE = 25%
PERCENT OF NET LOT AREA TO BE DEDUCTED =
30% + 5 (3%) = 45% DEDUCTION
42,253 (.45) = 19,013.94 SF
42,253 -19,013.94 = 23,239.06 SF
MAX ALLOWABLE GROSS FLOOR AREA
up to 24,000 SF : FAR = 21.3%
5,100 SF house

PROJECT INFORMATION

PROPERTY OWNERS	JOHN AND ALLISON DIEP
PHONE	(408) 314-8493
MAILING ADDRESS	5950 COUNTRY CLUB PARKWAY SAN JOSE, CA 95138
PROJECT ADDRESS	15925 QUAIL HILL ROAD LOS GATOS, CA 95030
SITE AREA	42,253 SF (0.96 AC)
A.P.N.	527-02-007
ZONING	HR-1
LOCATED WITHIN DESIGNATED WILDLAND URBAN INTERFACE FIRE AREA	YES - STATE MANDATED LRA (VHFHA)

SETBACK REQUIREMENTS

REQUIRED	
FRONT:	30'-0"
SIDE:	20'-0"
REAR:	25'-0"

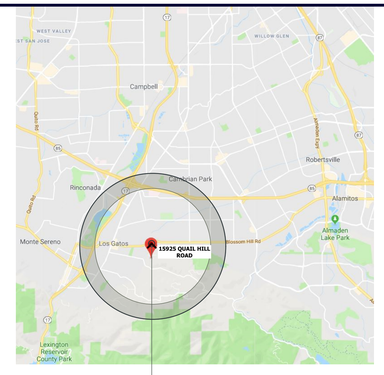
PROPOSED	
FRONT:	97'- 6"
LEFT SIDE:	21'-11"
RIGHT SIDE:	21'- 8"
REAR:	150'- 4"

MAX HEIGHT

	ALLOWED	PROPOSED
ALLOWABLE / PROPOSED	25'-0"	24'-10"

CONSTRUCTION TYPE	V-B
OCCUPANCY	R-3/U
STORIES	2 2
EXISTING USE	SINGLE FAMILY RESIDENCE
FIRE SPRINKLERS	REQUIRED (NFPA-13D) THE OWNER(S), OCCUPANT(S) AND ANY CONTRACTOR(S) OR SUBCONTRACTOR(S) ARE RESPONSIBLE FOR CONSULTING WITH WATER PURVEYOR OF RECORD IN ORDER TO DETERMINE IF ANY MODIFICATION OR UPGRADE OF THE EXISTING WATER SERVICE IS REQUIRED. A STATE OF CALIFORNIA LICENSED (C-16) FIRE PROTECTION CONTRACTOR SHALL SUBMIT PLANS, CALCULATIONS, A COMPLETED PERMIT APPLICATION AND APPROPRIATE FEES TO THIS DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO BEGGINING OF THEIR WORK. CRC SEC. 313.2 AS ADOPTED AND AMENDED BY LGTC. **CONSTRUCTION SITE FIRE SAFETY** ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND THE FIRE DEPARTMENT'S STANDARD DETAIL AND SPECIFICATION SI-7. PROVIDE APPROPRIATE NOTATIONS ON SUBSEQUENT PLAN SUBMITTALS, AS APPROPRIATE TO THE PROJECT. CFC CHP.33

VICINITY MAP



SHEET INDEX

METRO DESIGN GROUP
ARCHITECTURE- PLANNING- INTERIORS

1475 S. BASCOM AVE SUITE 208
CAMPBELL, CA 95008
(408)871-1071 phone
(408)871-1072 fax
www.metroarchitects.com

PROJECT NAME

DIEP RESIDENCE

15925 QUAIL HILL ROAD
LOS GATOS, CA
95030

REVISIONS

LICENSED ARCHITECT
THOMAS J. SLOAN
C20278
EXP. 10/31/19
STATE OF CALIFORNIA

COVER SHEET

GENERAL NOTES
PROJECT INFORMATION
AREA TABULATIONS
PROJECT DESCRIPTION
VICINITY MAP
SHEET INDEX
CONSULTANT DIRECTORY

DATE : 10-24-19
SCALE : AS-NOTED
DRAWN BY : TS / D.Z.
CHECKED BY : TS
ARCHITECT : TOM SLOAN
PROJECT NO : 18652

SHEET NUMBER

A-0

GreenPointRATED
A PROGRAM OF BUILD IT GREEN

NEW HOME RATING SYSTEM, VERSION 6.0

SINGLE FAMILY CHECKLIST

The GreenPoint Rated checklist tracks green features incorporated into the home. GreenPoint Rated is administered by Build It Green, a non-profit whose mission is to promote healthy, energy and resource efficient buildings in California.

The minimum requirements of GreenPoint Rated are: verification of 50 or more points; Earn the following minimum points per category: Community (2), Energy (25), Indoor Air Quality/Health (6), Resources (6), and meet the prerequisites CALGreen Mandatory, HR-1, JS-1, O1, O

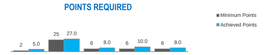
The criteria for the green building practices listed below are described in the GreenPoint Rated Single Family Rating Manual. For more information please visit: **www.builditgreen.org/greenpointrated**
Build It Green is not a code enforcement agency.

A home is only GreenPoint Rated if all features are verified by a Certified GreenPoint Rater through Build It Green.

Points Achieved: 58

Certification Level: Certified

POINTS REQUIRED



Single Family New Home Version 6.0.2

DIEP RESIDENCE

MEASURES		Points Achieved	Possible Points: Community	Energy	IAQ/Health	Resources	Water	NOTES
CALGreen								
Yes	CALGreen Res **(REQUIRED)**	4		1	1	1	1	
A. SITE								
Yes	**A1. Construction Footprint**	1				1		
	A2. Job Site Construction Waste Diversion							
TBD	A2.1 65% C&D Waste Diversion **(Including** Alternative Daily Cover)					2		
TBD	A2.2 65% C&D Waste Diversion (**Excluding** Alternative Daily Cover)					2		
TBD	A2.3 Recycling Rates from Third-Party Verified Mixed-Use Waste Facility					1		
TBD	**A3. Recycled Content Base Material**					1		
Yes	**A4. Heat Island Effect Reduction (Non-Roof)**	1		1				
TBD	**A5. Construction Environmental Quality Management Plan Including Flush-Out**				1			
	A6. Stormwater Control: Prescriptive Path							
Yes	A6.1 Permeable Paving Material	1					1	
Yes	A6.2 Filtration and/or Bio-Retention Features	1					1	
TBD	A6.3 Non-Leaching Roofing Materials						1	
TBD	A6.4 Smart Stormwater Street Design		1					
TBD	**A7. Stormwater Control: Performance Path**						3	
B. FOUNDATION								
TBD	**B1. Fly Ash and/or Slag in Concrete**					1		
TBD	**B2. Radon-Resistant Construction**				2			
Yes	**B3. Foundation Drainage System**	2				2		
TBD	**B4. Moisture Controlled Crawlspace**				1			
	B5. Structural Pest Controls							
TBD	B5.1 Termite Shields and Separated Exterior Wood-to-Concrete Connections					1		
Yes	B5.2 Plant Trunks, Bases, or Stems at Least 36 Inches from the Foundation	1				1		
C. LANDSCAPE								
	Enter the landscape area percentage							
TBD	**C1. Plants Grouped by Water Needs (Hydrozoning)**						1	
TBD	**C2. Three Inches of Mulch in Planting Beds**						1	
	C3. Resource Efficient Landscapes							
TBD	C3.1 No Invasive Species Listed by Cal-IPC					1		
TBD	C3.2 Plants Chosen and Located to Grow to Natural Size					1		
Yes	C3.3 Drought Tolerant, California Native, Mediterranean Species, or Other Appropriate Species	3					3	
	C4. Minimal Turf in Landscape							
TBD	C4.1 No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Wide						2	
TBD	C4.2 Turf on a Small Percentage of Landscaped Area						2	
TBD	**C5. Trees to Moderate Building Temperature**		1	1			1	
TBD	**C6. High-Efficiency Irrigation System**						2	
TBD	**C7. One Inch of Compost in the Top Six to Twelve Inches of Soil**						2	
TBD	**C8. Rainwater Harvesting System**						3	
TBD	**C9. Recycled Wastewater Irrigation System**						1	
TBD	**C10. Submeter or Dedicated Meter for Landscape Irrigation**						2	
TBD	**C11. Landscape Meets Water Budget**						2	
	C12. Environmentally Preferable Materials for Site							
TBD	C12.1 Environmentally Preferable Materials for 70% of Non-Plant Landscape Elements and Fencing					1		
Yes	**C13. Reduced Light Pollution**	1	1					
Yes	**C14. Large Stature Tree(s)**	1	1					
TBD	**C15. Third Party Landscape Program Certification**						1	
TBD	**C16. Maintenance Contract with Certified Professional**						1	
D. STRUCTURAL FRAME AND BUILDING ENVELOPE								
	D1. Optimal Value Engineering							
TBD	D1.1 Joists, Rafters, and Studs at 24 Inches on Center			1		2		
TBD	D1.2 Non-Load Bearing Door and Window Headers Sized for Load					1		
TBD	D1.3 Advanced Framing Measures					2		
TBD	**D2. Construction Material Efficiencies**					1		
	D3. Engineered Lumber							
Yes	D3.1 Engineered Beams and Headers	1				1		
Yes	D3.2 Wood I-Joists or Web Trusses for Floors	1				1		
TBD	D3.3 Engineered Lumber for Roof Rafters					1		
TBD	D3.4 Engineered or Finger-Jointed Studs for Vertical Applications					1		
TBD	D3.5 OSB for Subfloor					0.5		
TBD	D3.6 OSB for Wall and Roof Sheathing					0.5		
TBD	**D4. Insulated Headers**			1				

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	D5. FSC-Certified Wood						
TBD	D5.1 Dimensional Lumber, Studs, and Timber					6	
TBD	D5.2 Panel Products					3	
	D6. Solid Wall Systems						
TBD	D6.1 At Least 90% of Floors					1	
TBD	D6.2 At Least 90% of Exterior Walls			1		1	
TBD	D6.3 At Least 90% of Roofs			1		1	
TBD	**D7. Energy Heels on Roof Trusses**			1			
TBD	**D8. Overhangs and Gutters**			1		1	
	D9. Reduced Pollution Entering the Home from the Garage						
TBD	D9.1 Detached Garage				2		
TBD	D9.2 Mitigation Strategies for Attached Garage				1		
	D10. Structural Pest and Rot Controls						
TBD	D10.1 All Wood Located At Least 12 Inches Above the Soil					1	
TBD	D10.2 Wood Framing Treated With Borates or Factory-Impregnated, or Wall Materials Other Than Wood					1	
	D11. Moisture-Resistant Materials in Wet Areas (such as Kitchen, Bathrooms,						
Yes	**Utility Rooms, and Basements)**	2			1	1	
E. EXTERIOR							
TBD	**E1. Environmentally Preferable Decking**					1	
TBD	**E2. Flashing Installation Third-Party Verified**					2	
TBD	**E3. Rain Screen Wall System**					2	
TBD	**E4. Durable and Non-Combustible Cladding Materials**					1	
	E5. Durable Roofing Materials						
Yes	E5.1 Durable and Fire Resistant Roofing Materials or Assembly	1				1	
≥25%	**E6. Vegetated Roof**	2	2	2			
F. INSULATION							
	F1. Insulation with 30% Post-Consumer or 60% Post-Industrial Recycled Content						
TBD	F1.1 Walls and Floors					1	
TBD	F1.2 Ceilings					1	
	F2. Insulation that Meets the CDPH Standard Method—Residential for Low Emissions						
TBD	F2.1 Walls and Floors				1		
TBD	F2.2 Ceilings				1		
	F3. Insulation That Does Not Contain Fire Retardants						
TBD	F3.1 Cavity Walls and Floors			1			
TBD	F3.2 Ceilings			1			
TBD	F3.3 Interior and Exterior			1			
G. PLUMBING							
	G1. Efficient Distribution of Domestic Hot Water						
Yes	G1.1 Insulated Hot Water Pipes	1		1			
TBD	G1.2 WaterSense Volume Limit for Hot Water Distribution						1
TBD	G1.3 Increased Efficiency in Hot Water Distribution						2
	G2. Install Water-Efficient Fixtures						
TBD	G2.1 WaterSense Showerheads with Matching Compensation Valve				1		2
TBD	G2.2 WaterSense Bathroom Faucets						1
TBD	G2.3 WaterSense Toilets with a Maximum Performance (MaP) Threshold of No Less Than 500 Grams					1	
TBD	**G3. Pre-Plumbing for Graywater System**					1	
TBD	**G4. Operational Graywater System**					3	
H. HEATING, VENTILATION, AND AIR CONDITIONING							
	H1. Sealed Combustion Units						
Yes	H1.1 Sealed Combustion Furnace	1			1		
Yes	H1.2 Sealed Combustion Water Heater	2			2		
TBD	**H2. High Performing Zoned Hydronic Radiant Heating System**			1	1		
	H3. Effective Ductwork						
TBD	H3.1 Duct Mastic on Duct Joints and Seams				1		
Yes	H3.2 Pressure Balance the Ductwork System	1			1		
TBD	**H4. ENERGY STAR® Bathroom Fans Per HVI Standards with Air Flow Verified**					1	
	H5. Advanced Practices for Cooling						
TBD	H5.1 ENERGY STAR Ceiling Fans in Living Areas and Bedrooms				1		
	H6. Whole House Mechanical Ventilation Practices to Improve Indoor Air Quality						
Yes	H6.1 Meet ASHRAE 62.2-2010 Ventilation Residential Standards	Y	R	R	R	R	R
TBD	H6.2 Advanced Ventilation Standards				1		
TBD	H6.3 Outdoor Air Ducted to Bedroom and Living Areas				2		
	H7. Effective Range Hood Design and Installation						
TBD	H7.1 Effective Range Hood Ducting and Design				1		
TBD	H7.2 Automatic Range Hood Control				1		
Yes	**H8. No Fireplace or Sealed Gas Fireplace**	1			1		
TBD	**H9. Humidity Control Systems**				1		
TBD	**H10. Register Design Per ACCA Manual T**			1			
TBD	**H11. High Efficiency HVAC Filter (MERV 8+)**					1	
I. RENEWABLE ENERGY							
TBD	**I1. Pre-Plumbing for Solar Water Heating**			1			
TBD	**I2. Preparation for Future Photovoltaic Installation**			1			
	I3. Onsite Renewable Generation (Solar PV, Solar Thermal, and Wind)			25			
	I4. Net Zero Energy Home						
TBD	I4.1 Near Zero Energy Home			2			
TBD	I4.2 Net Zero Electric			4			

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J. BUILDING PERFORMANCE AND TESTING							
TBD	**J1. Third-Party Verification of Quality of Insulation Installation**				1		
TBD	**J2. Supply and Return Air Flow Testing**			1	1		
TBD	**J3. Mechanical Ventilation Testing and Low Leakage**				1		
TBD	**J4. Combustion Appliance Safety Testing**				1		
2013	**J5. Building Performance Exceeds Title 24 Part 6**						
6.00%	J5.1 Home Outperforms Title 24 Part 6	17	60				
Yes	**J6. Title 24 Prepared and Signed by a CABEC Certified Energy Analyst**	1		1			
TBD	**J7. Participation in Utility Program with Third-Party Plan Review**			1			
TBD	**J8. ENERGY STAR for Homes**			1			
No	**J9. EPA Indoor airPlus Certification**	0			1		
TBD	**J10. Blower Door Testing**				2		
K. FINISHES							
	K1. Entryways Designed to Reduce Tracked-In Contaminants						
Yes	K1.1 Individual Entryways	1			1		
TBD	**K2. Zero-VOC Interior Wall and Ceiling Paints**				2		
Yes	**K3. Low-VOC Caulks and Adhesives**	1			1		
	K4. Environmentally Preferable Materials for Interior Finish						
TBD	K4.1 Cabinets					2	
TBD	K4.2 Interior Trim					2	
TBD	K4.3 Shelving					2	
TBD	K4.4 Doors					2	
TBD	K4.5 Countertops					1	
	K5. Formaldehyde Emissions in Interior Finish Exceed CARB						
TBD	K5.1 Doors				1		
TBD	K5.2 Cabinets and Countertops				2		
TBD	K5.3 Interior Trim and Shelving				2		
TBD	**K6. Products That Comply With the Health Product Declaration Open Standard**				2		
TBD	**K7. Indoor Air Formaldehyde Level Less Than 27 Parts Per Billion**				2		
No	**K8. Comprehensive Inclusion of Low Emitting Finishes**	0			1		
L. FLOORING							
TBD	**L1. Environmentally Preferable Flooring**					3	
TBD	**L2. Low-Emitting Flooring Meets CDPH 2010 Standard Method—Residential**				3		
Yes	**L3. Durable Flooring**	1				1	
TBD	**L4. Thermal Mass Flooring**			1			
M. APPLIANCES AND LIGHTING							
Yes	**M1. ENERGY STAR® Dishwasher**	1					1
CEE Tier 2	**M2. CEE-Rated Clothes Washer**	2		1			2
<25 cubic feet	**M3. Size-Efficient ENERGY STAR Refrigerator**	1		2			
	M4. Permanent Centers for Waste Reduction Strategies						
TBD	M4.1 Built-In Recycling Center					1	
TBD	M4.2 Built-In Composting Center					1	
	M5. Lighting Efficiency						
Yes	M5.1 High-Efficacy Lighting	2		2			
TBD	M5.2 Lighting System Designed to IESNA Footcandle Standards or Designed by Lighting Consultant			2			
N. COMMUNITY							
	N1. Smart Development						
No	N1.1 Infill Site	0	1			1	
TBD	N1.2 Designated Brownfield Site		1		1		
TBD	N1.3 Conserve Resources by Increasing Density			2		2	
TBD	N1.4 Cluster Homes for Land Preservation		1			1	
	N1.5 Home Size Efficiency					9	
	Enter the area of the home, in square feet						
	Enter the number of bedrooms						
TBD	**N2. Home(s)/Development Located Within 1/2 Mile of a Major Transit Stop**		2				
	N3. Pedestrian and Bicycle Access						
	N3.1 Pedestrian Access to Services Within 1/2 Mile of Community Services		2				
	Enter the number of Tier 1 services						
	Enter the number of Tier 2 services						
TBD	N3.2 Connection to Pedestrian Pathways		1				
TBD	N3.3 Traffic Calming Strategies		2				
	N4. Outdoor Gathering Places						
TBD	N4.1 Public or Semi-Public Outdoor Gathering Places for Residents		1				
TBD	N4.2 Public Outdoor Gathering Places with Direct Access to Tier 1 Community Services		1				
	N5. Social Interaction						
Yes	N5.1 Residence Entries with Views to Callers	1	1				
Yes	N5.2 Entrances Visible from Street and/or Other Front Doors	1	1				
TBD	N5.3 Porches Oriented to Street and Public Space		1				
TBD	N5.4 Social Gathering Space		1				
	N6. Passive Solar Design						
TBD	N6.1 Heating Load			2			
TBD	N6.2 Cooling Load			2			
	N7. Adaptable Building						
TBD	N7.1 Universal Design Principles in Units		1		1		
TBD	N7.2 Full-Function Independent Rental Unit		1				
O. OTHER							
Yes	**O1. GreenPoint Rated Checklist in Blueprints**	Y	R	R	R	R	R
TBD	**O2. Pre-Construction Kickoff Meeting with Rater and Subcontractors**			0.5		1	0.5
TBD	**O3. Orientation and Training to Occupants—Conduct Educational Walkthroughs**			0.5	0.5	0.5	0.5
TBD	**O4. Builder's or Developer's Management Staff are Certified Green Building Professionals**			0.5	0.5	0.5	0.5
TBD	**O5. Home System Monitors**			1			1
	O6. Green Building Education						
TBD	O6.1 Marketing Green Building		2				
TBD	O6.2 Green Building Signage			0.5			0.5
Yes	**O7. Green Appraisal Addendum**	Y	R	R	R	R	R
TBD	**O8. Detailed Durability Plan and Third-Party Verification of Plan Implementation**					1	
Summary							
	Total Available Points in Specific Categories	342	26	131	54	83	48
	Minimum Points Required in Specific Categories	50	2	25	6	6	6
Total Points Achieved		58.0	5.0	27.0	8.0	10.0	8.0

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REVISIONS

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THOMAS J. SLOAN
C20278
EXP. 10/31/19
STATE OF CALIFORNIA

BUILD IT GREEN CHECKLIST

DATE : 10-24-19
SCALE : N.T.S.
DRAWN BY : DZ
CHECKED BY : TS
ARCHITECT : TOM SLOAN
PROJECT NO : 18652

SHEET NUMBER

A-0.1

PLAN FOR THE IMPROVEMENT OF

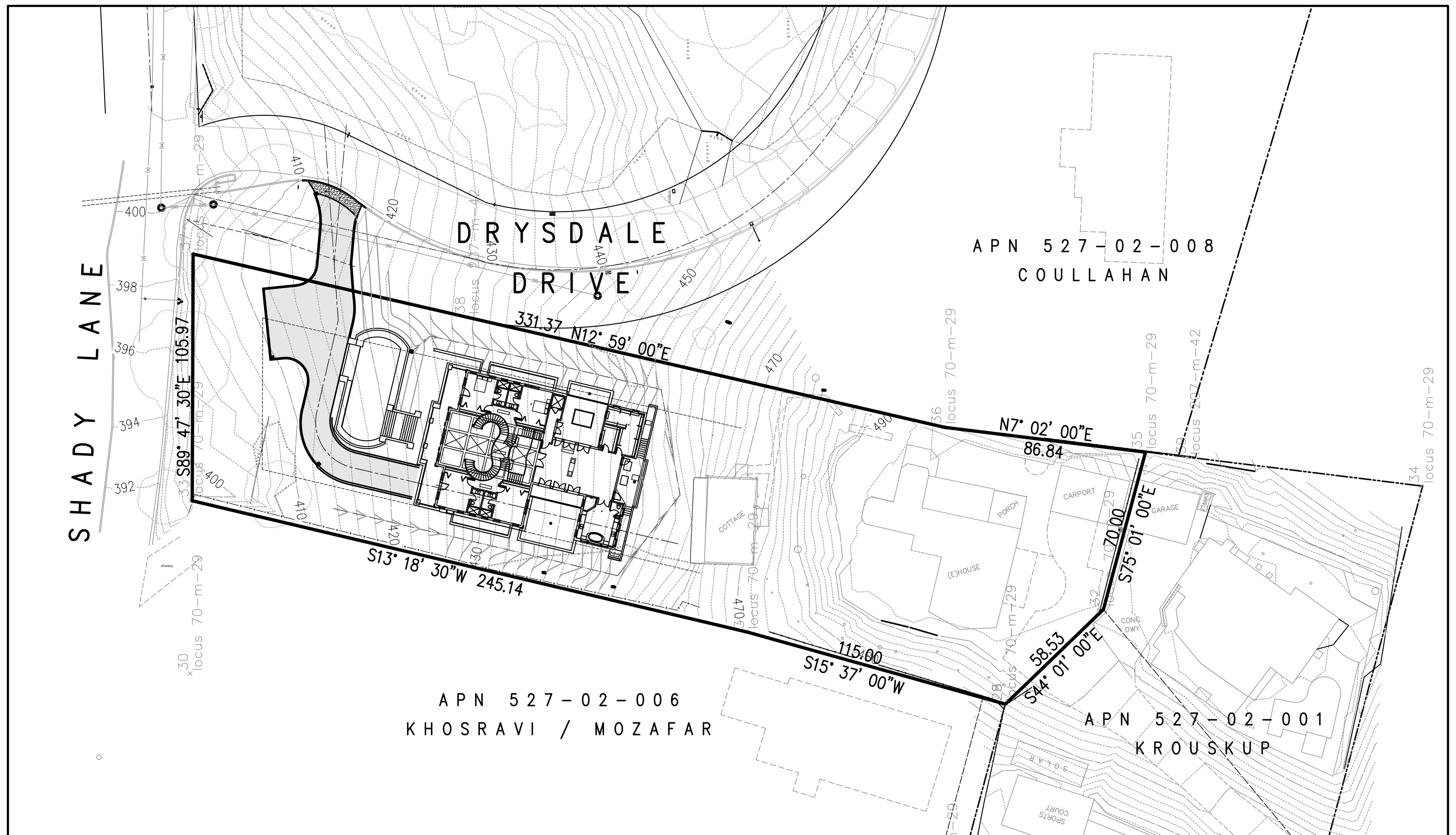
GRADING & DRAINAGE PLANS

TOWN OF LOS GATOS
ARCHITECTURAL AND SITE APPLICATION NO. S-19-012

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

TOWN OF LOS GATOS STANDARD 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.
   c. THESE PLANS AND DETAILS.
   d. RECOMMENDATIONS OF THE PROJECT SOILS INVESTIGATION
   SOILS ENGINEER ____________________
   REFERENCE REPORT NO. ______________, DATED ____________
   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 (4080 399-5771 AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO ANY GRADING OR ONSITE WORK. THIS MEETING SHOULD INCLUDE:
   a. A DISCUSSION OF THE PROJECT CONDITIONS OF APPROVAL, WORKING HOURS, SITE MAINTENANCE AND OTHER CONSTRUCTION MATTERS;
   b. ACKNOWLEDGEMENT IN WRITING THAT CONTRACTOR AND APPLICANT HAVE READ AND UNDERSTAND THE PROJECT CONDITIONS OF APPROVAL, AND WILL MAKE CERTAIN THAT ALL PROJECT SUB-CONTRACTORS HAVE READ AND UNDERSTAND THEM PRIOR TO COMMENCING WORK AND THAT A COPY OF THE PROJECT CONDITIONS OF APPROVAL WILL BE POSTED ON SITE AT ALL TIMES DURING CONSTRUCTION.
4. APPROVAL OF PLANS DOES NOT RELEASE THE DEVELOPER OF THE RESPONSIBILITY FOR THE CORRECTION OF MISTAKES, ERRORS, OR OMISSIONS CONTAINED THEREIN. IF, DURING THE COURSE OF CONSTRUCTION OF THE IMPROVEMENTS, PUBLIC INTEREST AND SAFETY REQUIRES A MODIFICATION OR DEPARTURE FROM THE TOWN SPECIFICATIONS OR THESE IMPROVEMENT PLANS, THE TOWN ENGINEER SHALL HAVE FULL AUTHORITY TO REQUIRE SUCH MODIFICATION OR DEPARTURE AND TO SPECIFY THE MANNER IN WHICH THE SAME IS TO BE MADE.
5. APPROVAL OF THIS PLAN APPLIES ONLY TO THE GRADING, EXCAVATION, PLACEMENT, AND COMPACTION OF NATURAL EARTH MATERIALS. THIS APPROVAL DOES NOT CONFER ANY RIGHTS OF ENTRY TO EITHER PUBLIC PROPERTY OR THE PRIVATE PROPERTY OF OTHERS AND DOES NOT CONSTITUTE APPROVAL OF ANY OTHER IMPROVEMENTS.
6. 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 THERETO.
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 APPLICANTS' 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.



OVERALL SITE PLAN

SCALE: 1"=40'

VICINITY MAP

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

SHEET INDEX

LEGEND

EXISTING / PROPOSED

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

TOWN OF LOS GATOS NPDES NOTES

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

TABLE OF PROPOSED PERVIOUS AND IMPERVIOUS AREAS

TOTAL SITE AREA: 40,886 SF	TOTAL SITE AREA DISTURBED: 18,870 SF (INCLUDING CLEARING, GRADING OR EXCAVATING)			
	EXISTING AREA (SF)	PROPOSED AREA (SF)		TOTAL AREA POST-PROJECT (SF)
		REPLACED	NEW	
IMPERVIOUS AREA	6,102 SF	6,102 SF	3806	9908
TOTAL NEW & REPLACED IMPERVIOUS AREA		9908		
PERVIOUS AREA	34,784			

NOTE:

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

NOTE TO CONTRACTOR

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

NOTE:

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

BASIS OF BEARINGS

THE BEARINGS AND DISTANCES ON THESE PLANS ARE BASED ON THE FOUND MONUMENTS IN THE RECORDED "RECORD OF SURVEY" IN BOOK 70 OF MAPS AT PAGE 29; SANTA CLARA COUNTY RECORDS, ON JUNE 13th, 1956.

FLOODZONE STATEMENT

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

PROJECT IS LOCATED IN ZONE X

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

ABBREVIATIONS

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

DATE:	MAY 23, 2019
SCALE:	AS SHOWN
DESIGN:	AM
DRAWN:	TM
CHECK:	XX
ENGR:	AM
PROJECT NO.:	18083

PLAN FOR THE IMPROVEMENT OF
LANDS OF DIEP - 15925 QUAIL HILL DRIVE
APN 527-02-007
COVER SHEET
ARCHITECTURAL AND SITE APPLICATION NO. S-19-012
TOWN OF LOS GATOS PARKS AND PUBLIC WORKS DEPARTMENT

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

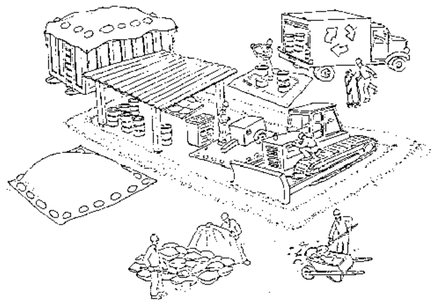
REVISIONS | BY | DATE

SHEET C.1 OF 8

REV.: DEC. 2015

HB JOB NO. 18083

Pollution Prevention — It's Part of the Plan



Make sure your crews and subs do the job right!

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

Materials storage & spill cleanup

Non-hazardous materials management

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

Hazardous materials management

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

Spill prevention and control

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

Vehicle and equipment maintenance & cleaning

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

Earthwork & contaminated soils

- ✓ Keep excavated soil on the site where it is least likely to collect in the street. Transfer to dump trucks should take place on the site, not in the street.
- ✓ Use hay bales, silt fences, or other control measures to minimize the flow of silt off the site.

- ✓ Avoid scheduling earth moving activities during the rainy season if possible. If grading activities during wet weather are allowed in your permit, be sure to implement all control measures necessary to prevent erosion.
- ✓ Mature vegetation is the best form of erosion control. Minimize disturbance to existing vegetation whenever possible.
- ✓ If you disturb a slope during construction, prevent erosion by securing the soil with erosion control fabric, or seed with fast-growing grasses as soon as possible. Place hay bales down-slope until soil is secure.
- ✓ If you suspect contamination (from site history, discoloration, odor, texture, abandoned underground tanks or pipes, or buried debris), call your local fire department for help in determining what testing should be done.
- ✓ Manage disposal of contaminated soil according to Fire Department instructions.

Dewatering operations

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

Saw cutting

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

Paving/asphalt work

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

Concrete, grout, and mortar storage & waste disposal

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

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

Painting

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

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

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

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

DATE: APRIL 11, 2019
SCALE: NONE
DESIGN: AM
DRAWN: TM
CHECK: XX
ENGR: AM
PROJECT NO.: 18083

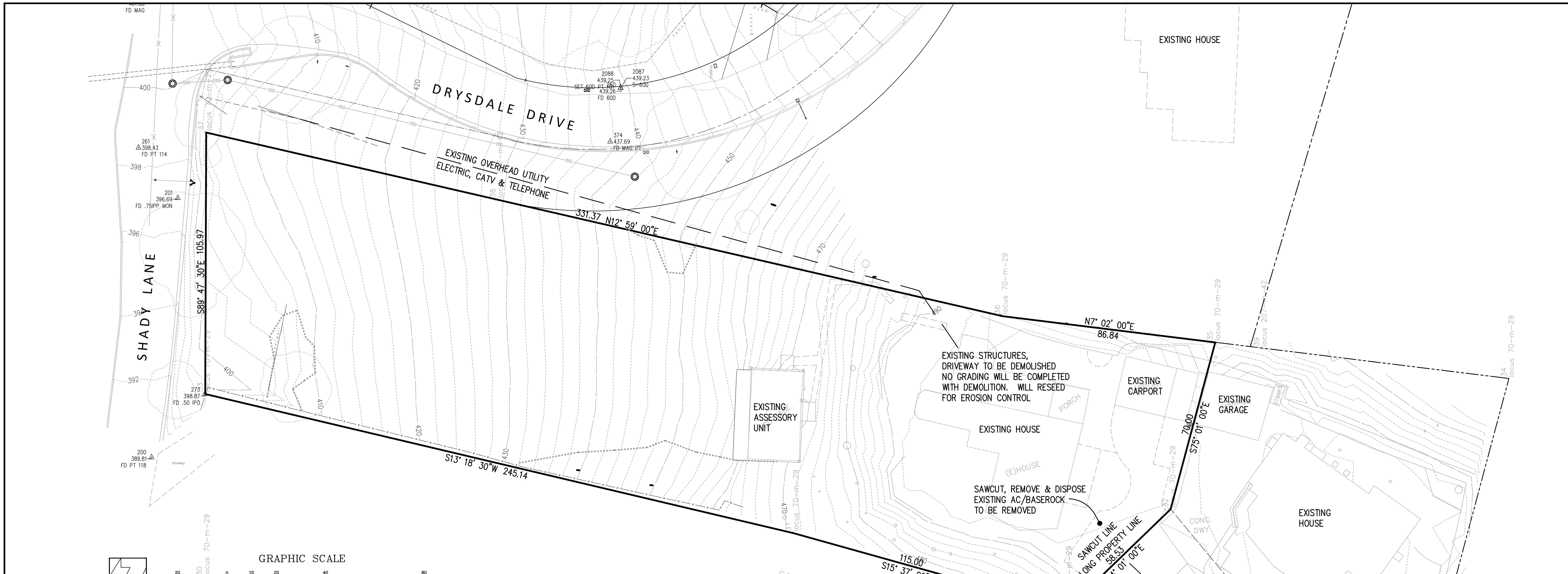
GRADING & DRAINAGE PLANS
LANDS OF DIEP - 15925 QUAIL HILL DRIVE
BLUEPRINT FOR A CLEAN BAY
ARCHITECTURAL AND SITE APPLICATION NO. S-19-012
TOWN OF LOS GATOS — PARKS AND PUBLIC WORKS DEPARTMENT

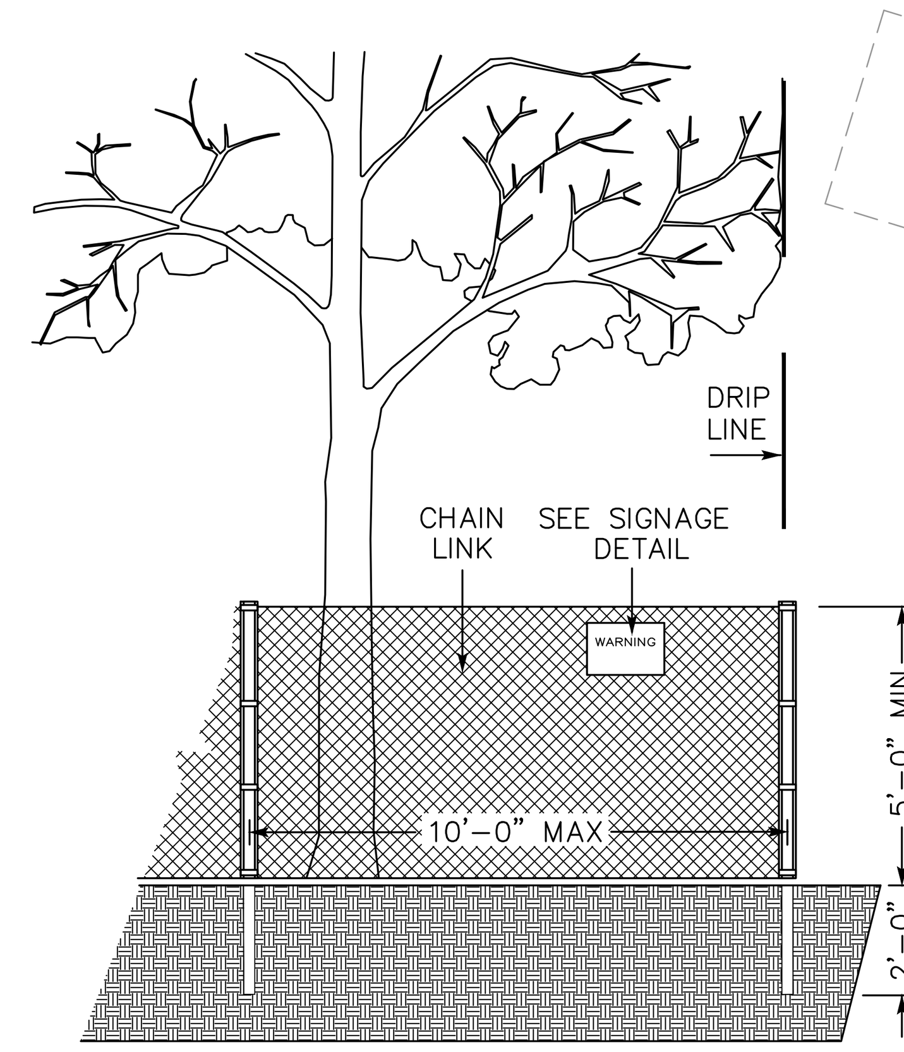
HANNA-BRUNETTI EST. 1910
CIVIL ENGINEERS - LAND SURVEYORS
CONSTRUCTION MANAGERS
765 EDGEBERRY STREET • GILROY • 95020 • CALIFORNIA
OFFICE: (408) 842-2173 • FAX (408) 842-3662
EMAIL: ENGINEERING @ HANNABRUNETTI.COM

DATE | BY | REVISIONS | ◇

SHEET C.2 OF -

HB JOB NO. 18083



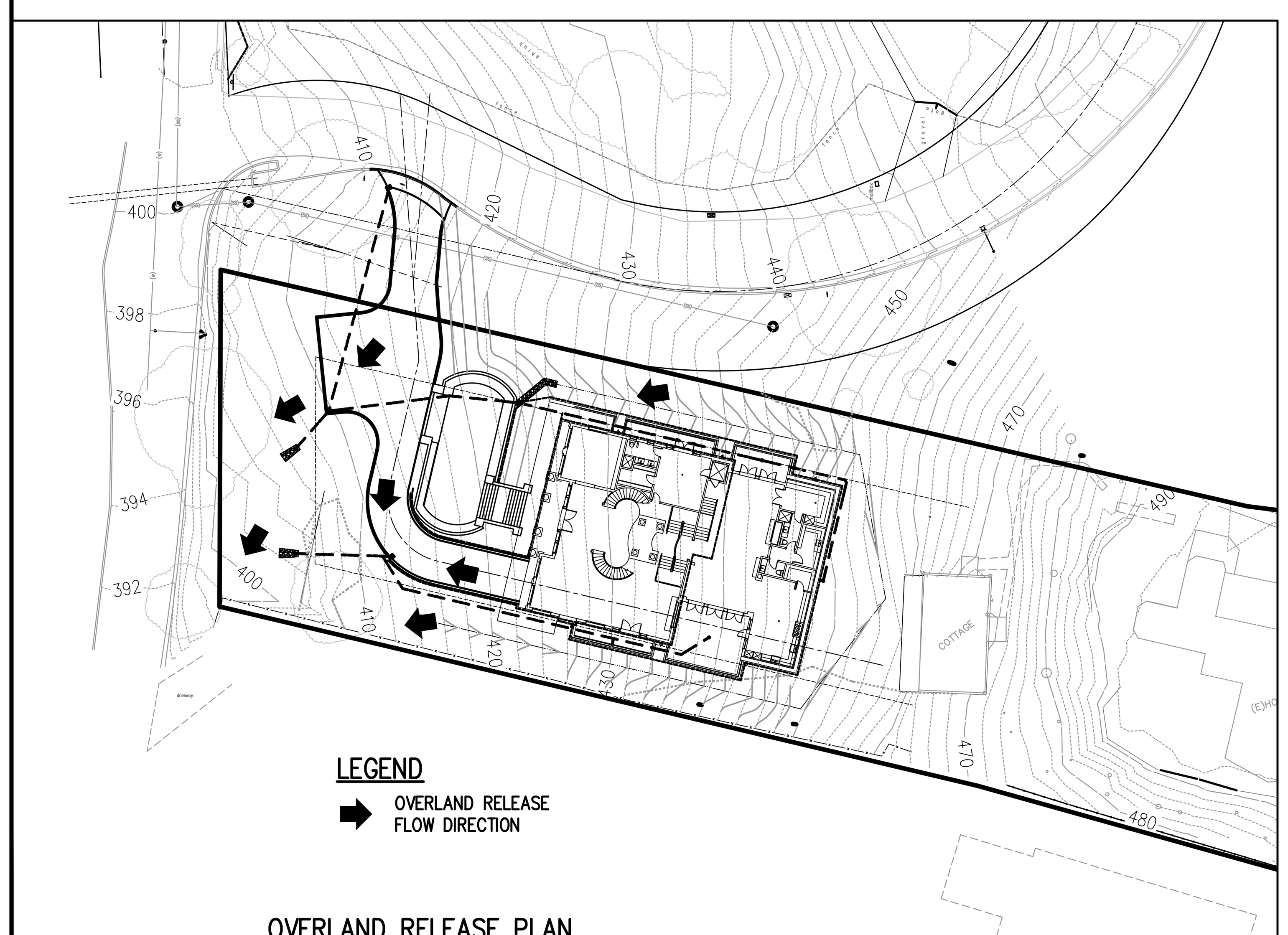


EXISTING TREE PROTECTION DETAILS

1. TREE FENCING. Protective tree fencing 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 fencing plan with the construction plans. Tree fencing should be established at least 24 inches from existing hardscape, and placed no farther than 60 inches from the existing structure. The fencing should consist of five–to six foot high chain link mounted on eight foot tall, two–inch diameter galvanized steel posts that are driven into the ground 24 inches deep and spaces apart no more than approximately ten feet. It must remain intact and maintained throughout construction, and only removed upon completion of construction and final inspection.

a. Pursuant to Section 29.10.1005(a)(4) of the Town Code, 8.5–by 11–inch warning signs shall be affixed and proximately displayed on each side of the fencing opposite the trees'trunks: "WARNING– Tree Protection Zone– this fence shall not be removed and is subject to penalty according to Town Code 29.10.1025." These signs should be intact prior to commencing demolition.

2. The posts should be planned at least 10 feet from the trunk, minimized in diameter and spaced as far apart as possible (e.g. at least five plus feet apart). The design should specify that the post holes are manually dug using a post hole digger or shovel, and roots two inches and greater in diameter retained and protected through the process (in the event a root of this size is encountered during digging, the hole should be shifted over 12 inches and the process repeated).



OVERLAND RELEASE PLAN
SCALE: 1"=40'

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

DATE:	MAY 23, 2019
SCALE:	AS SHOWN
DESIGN:	AM
DRAWN:	TM
CHECK:	XX
ENGR:	AM
PROJECT NO.:	18083

PLAN FOR THE IMPROVEMENT OF

LANDS OF DIEP - 15925 QUAIL HILL DRIVE
EXISTING TOPOGRAPHY AND DEMOLITION PLAN

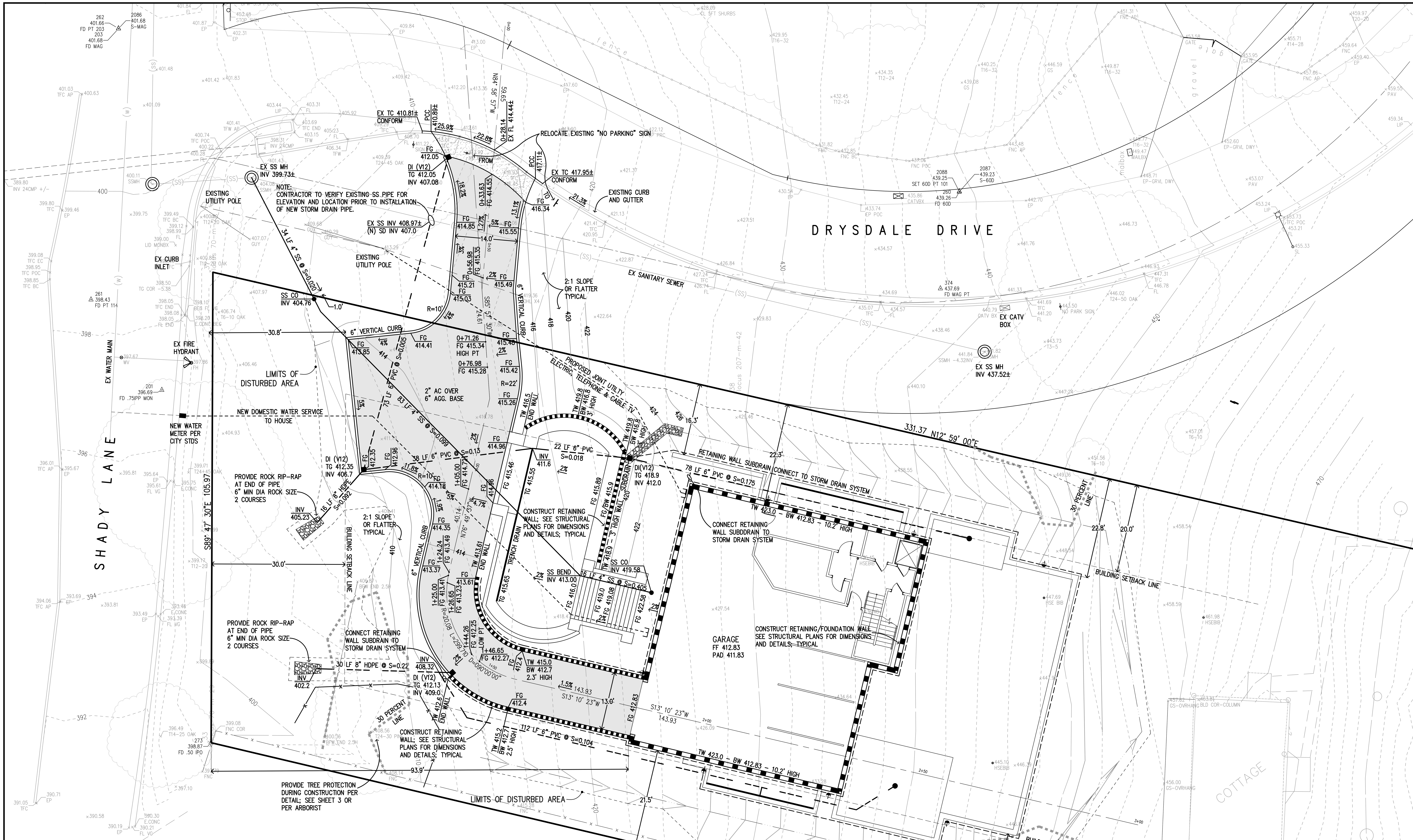
ARCHITECTURAL AND SITE APPLICATION NO. S-19-012
TOWN OF LOS GATOS · PARKS AND PUBLIC WORKS DEPARTMENT

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

REVISIONS	BY	DATE

SHEET C.3 OF 8

REV.: DEC. 2015



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.

NOTE:

1. RAIN WATER LEADERS TO BE CONNECTED TO NEW STORM DRAIN SYSTEM "OR" DRAIN TO SPLASH BLOCKS

GRADING QUANTITIES

DESCRIPTION	CUT	FILL	HEIGHT
GARAGE	±1,986 C.Y.	0	29.7' CUT
HOUSE	±1,448 C.Y.	0	24.1' CUT
DRIVEWAY	±243 C.Y.	±56 C.Y.	9.3' CUT/3.4' FILL
YARD	±365 C.Y.	0	8.1' CUT
TOTAL	±4,042 C.Y.	±56 C.Y.	

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PLAN FOR THE IMPROVEMENT OF

LANDS OF DIEP - 15925 QUAIL HILL DRIVE

GRADING & DRAINAGE PLAN

ARCHITECTURAL AND SITE APPLICATION NO. S-19-012

TOWN OF LOS GATOS — PARKS AND PUBLIC WORKS DEPARTMENT

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

REVISIONS	BY	DATE

SHEET C.4 OF 8

REV.: DEC. 2015

HB JOB NO. 18083

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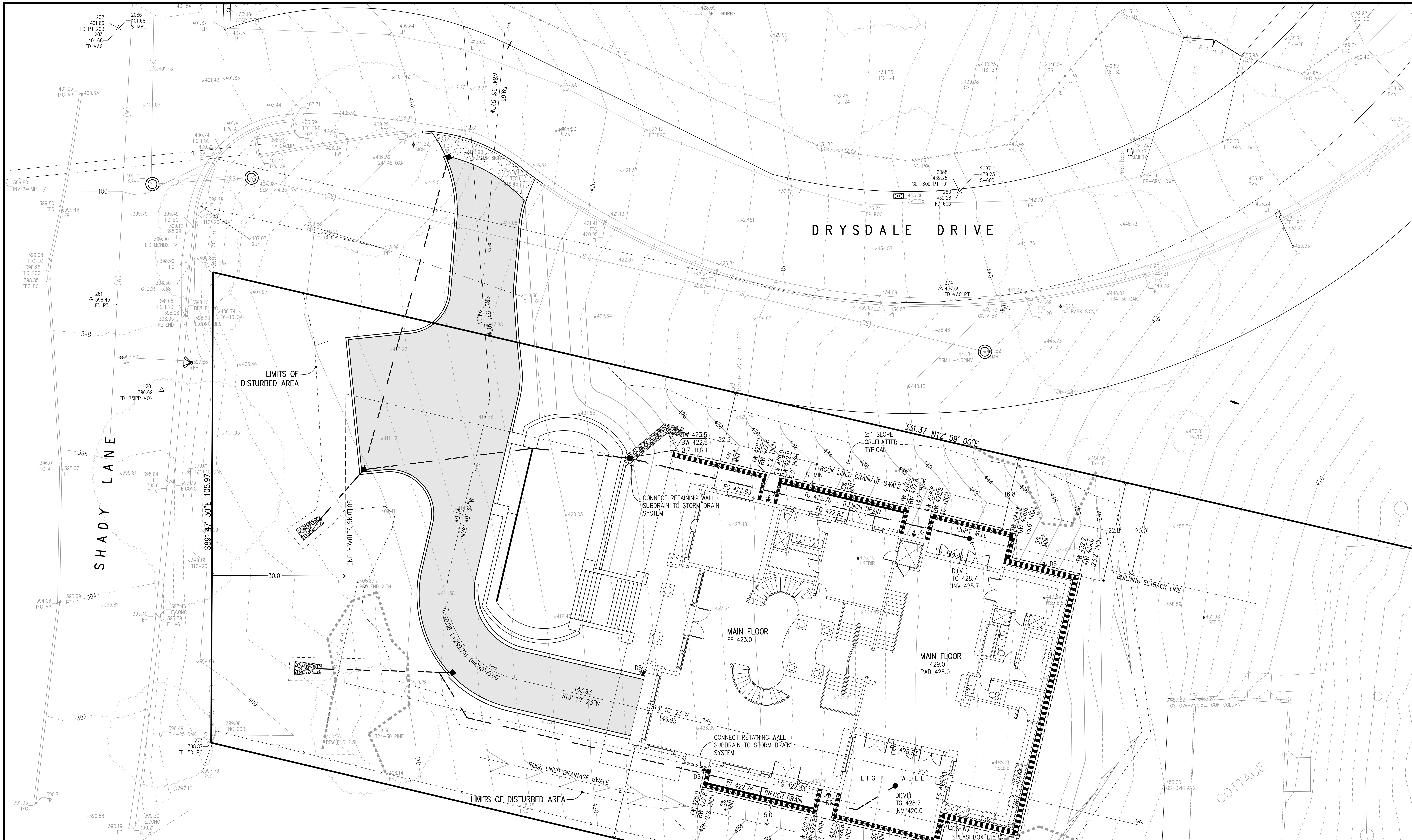

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PLAN FOR THE IMPROVEMENT OF

LANDS OF DIEP - 15925 QUAIL HILL DRIVE
GRADING & DRAINAGE PLAN

ARCHITECTURAL AND SITE APPLICATION NO. S-19-012

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EST. 1910
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SHEET C.5 OF 8

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DRYSDALE DRIVE

SHADY LANE

LIMITS OF DISTURBED AREA

N84° 58' 57"W 59.65

S85° 57' 30"W 24.61

S89° 47' 30"E 105.97

331.37 N12° 59' 00"E

S13° 18' 30"W 245.14

S13° 10' 23"W 143.93

BUILDING SETBACK LINE 30.0'

R=20.08 L=29.70 D=090°00'00"

N76° 49' 37"W 40.14

ROCK LINED DRAINAGE SWALE 5' MIN

2:1 SLOPE OR FLATTER TYPICAL

RETAINING WALL SUBDRAIN; DRAIN TO DAYLIGHT PROVIDE 2'x3' ROCK RIP-RAP AT END OF PIPE

UPPER FLOOR FF 439.17

FF 435.0

UPPER FLOOR FF 444.08

SKYLIGHTS

UPPER FLOOR FF 439.17

FL 457.0 HIGH PT

206.4' TO PROPERTY LINE

COTTAGE

BUILDING SETBACK LINE

262 401.66 FD PT 203 401.68 FD MAG

2086 401.68 S-MAG

2087 439.23 S-600

2088 439.25 SET 60D PT 101

260 439.26 FD 60D

374 437.69 FD MAG PT

261 398.43 FD PT 114

201 396.69 FD .75IPP MON

273 398.87 FD .50 IPO

200 389.81 FD PT 118

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GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)

1 inch = 10 ft.

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

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LANDS OF DIEP - 15925 QUAIL HILL DRIVE

GRADING & DRAINAGE PLAN

ARCHITECTURAL AND SITE APPLICATION NO. S-19-012

TOWN OF LOS GATOS

PARKS AND PUBLIC WORKS DEPARTMENT

HANNA-BRUNETTI
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CONSTRUCTION MANAGERS
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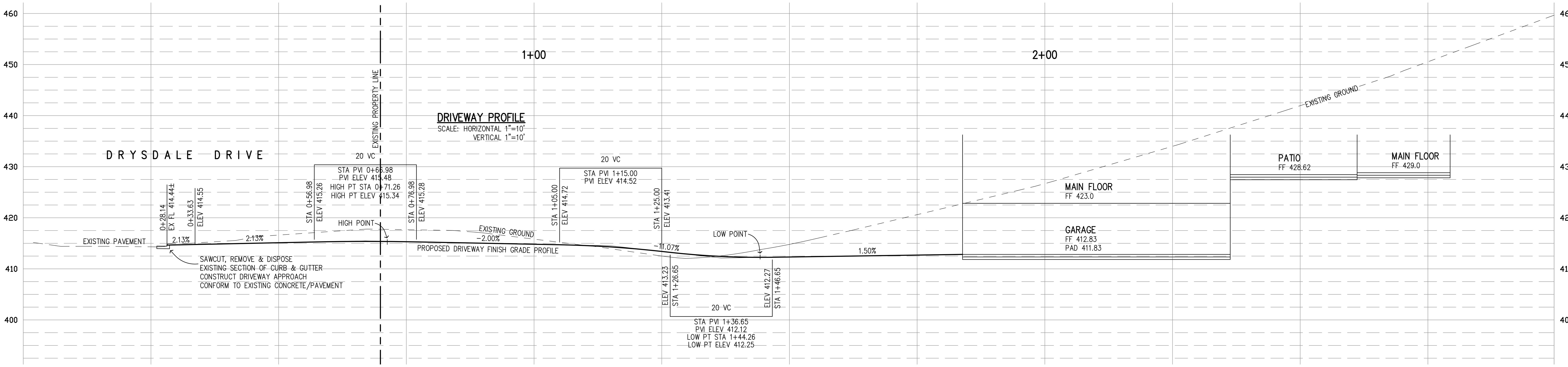
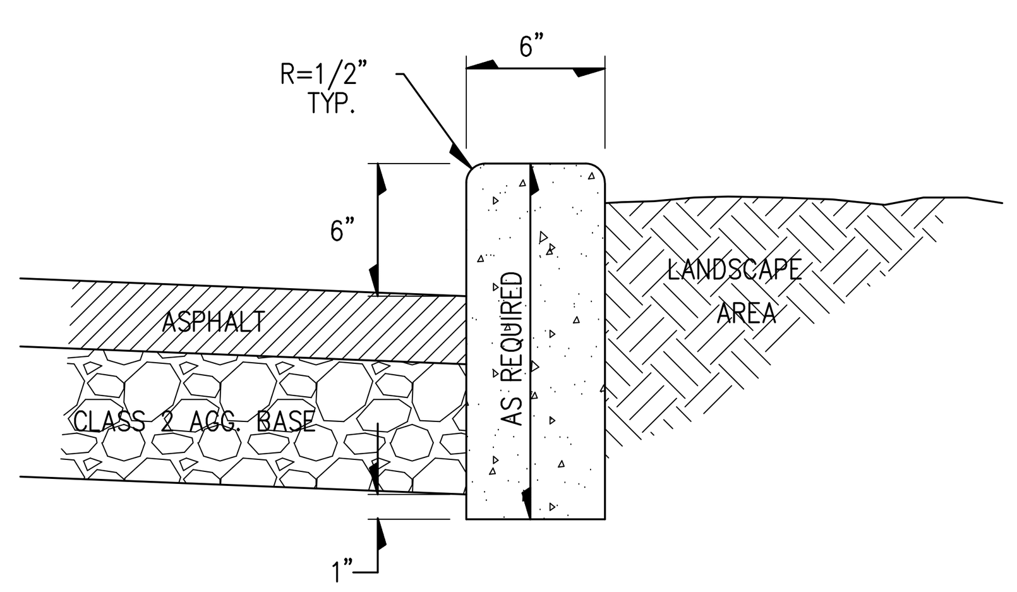
DATE	BY	REVISIONS

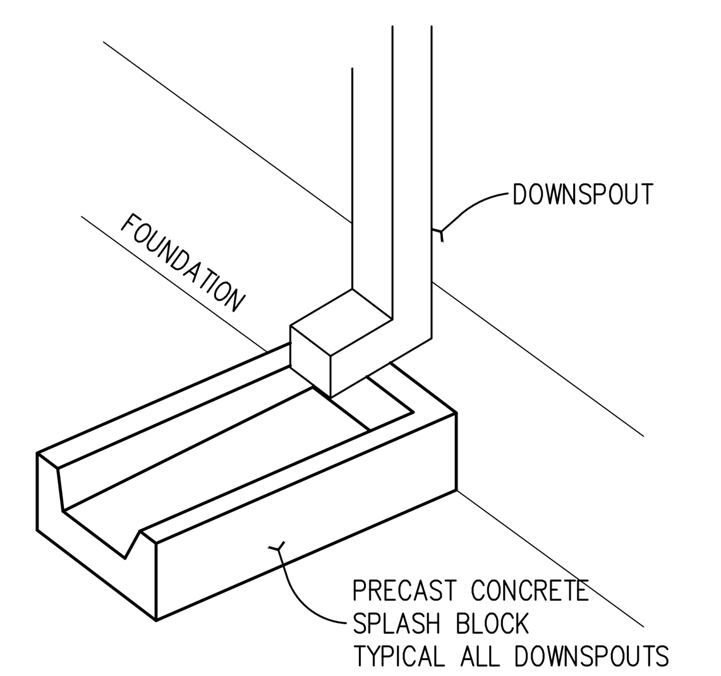
SHEET C.6 OF 8

HB JOB NO. 18083

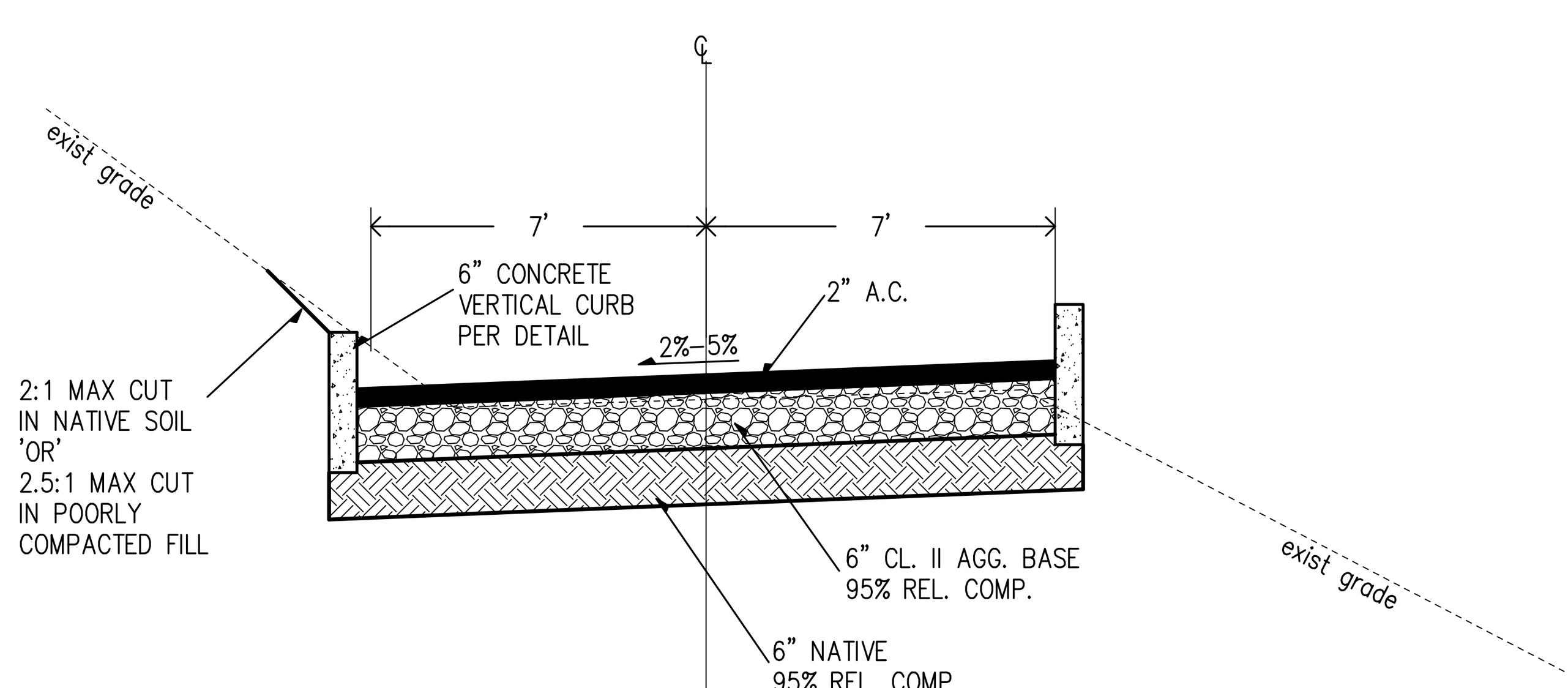




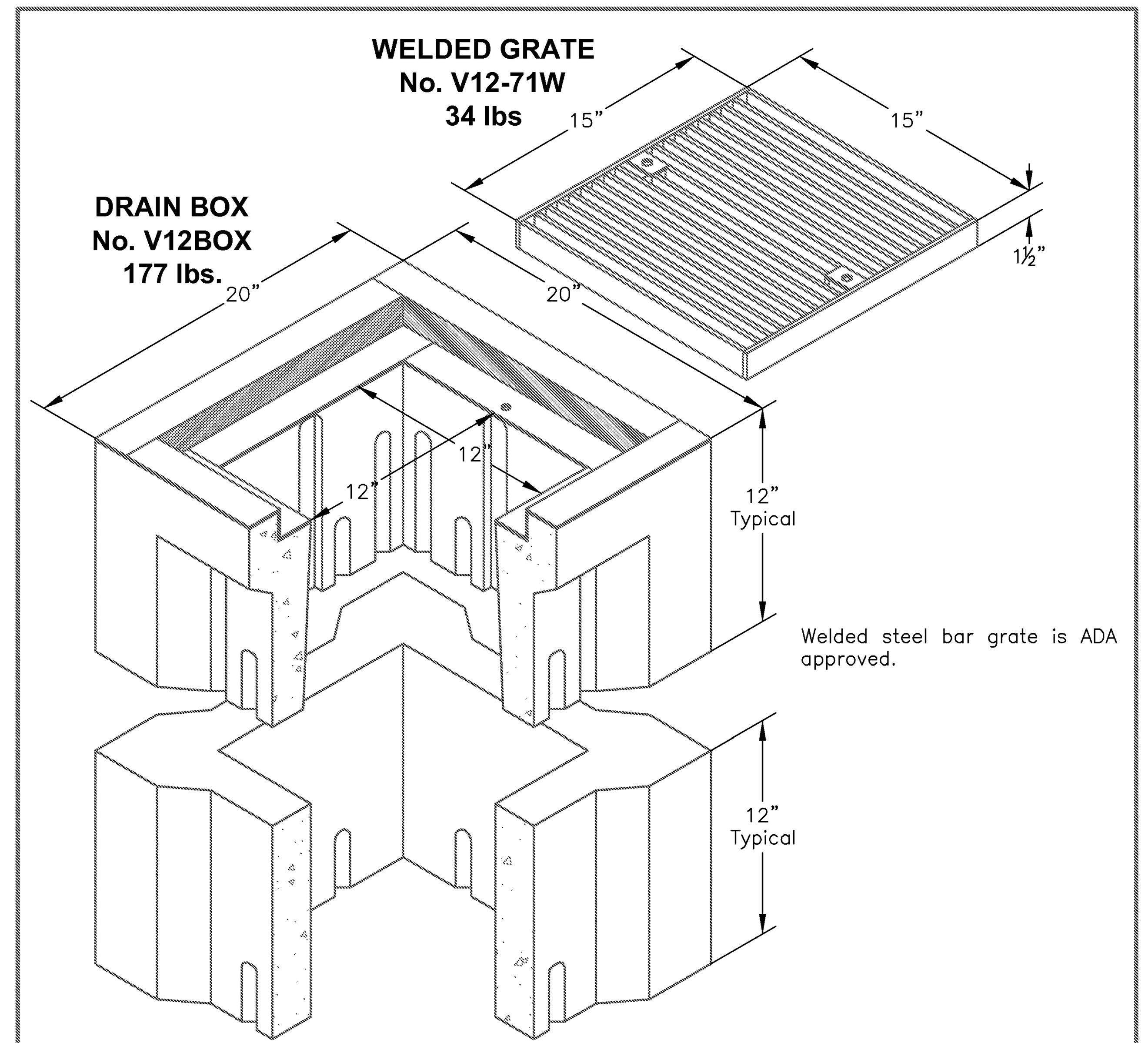
6" HIGH CONCRETE VERTICAL CURB
NO SCALE



DOWNSPOUT WITH SPLASH BLOCK DETAIL
NO SCALE



TYPICAL 12' DRIVEWAY
NO SCALE



A high density reinforced concrete box with cast in galvanized frame, specifically engineered for heavy traffic areas. Approximate dimensions and weight shown.

Ordering Code	Item	Approx. Shipping Weight	Description
V12BOX	BOX	177	V12 Drain Box (12 x 12") H/20 Loading, bolt down Interchangeable with Brooks #1212 Box— 12 per pallet
V12–71W	GRATE	34	Welded, steel cross bars, H/20 loading, galvanized
V12X12	EXTENSION	120	12" Reinforced concrete— 12 per pallet

Oldcastle Precast® Enclosure Solutions
MADERA/TRACY/ROSEVILLE/PHOENIX
Phone: (800) 486–7070 Fax: (800) 486–6804
Copyright © 2009 Oldcastle Precast Inc.

V12 DRAIN BOX
FILE NAME: V12_JSO
ISSUE DATE: January, 2009
www.oldcastleprecast.com

V12 DRAIN BOX
12" x 12"
Christy

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

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PLAN FOR THE IMPROVEMENT OF
LANDS OF DIEP - 15925 QUAIL HILL DRIVE
DRIVEWAY PROFILE & DETAILS
ARCHITECTURAL AND SITE APPLICATION NO. S-19-012
TOWN OF LOS GATOS
PARKS AND PUBLIC WORKS DEPARTMENT

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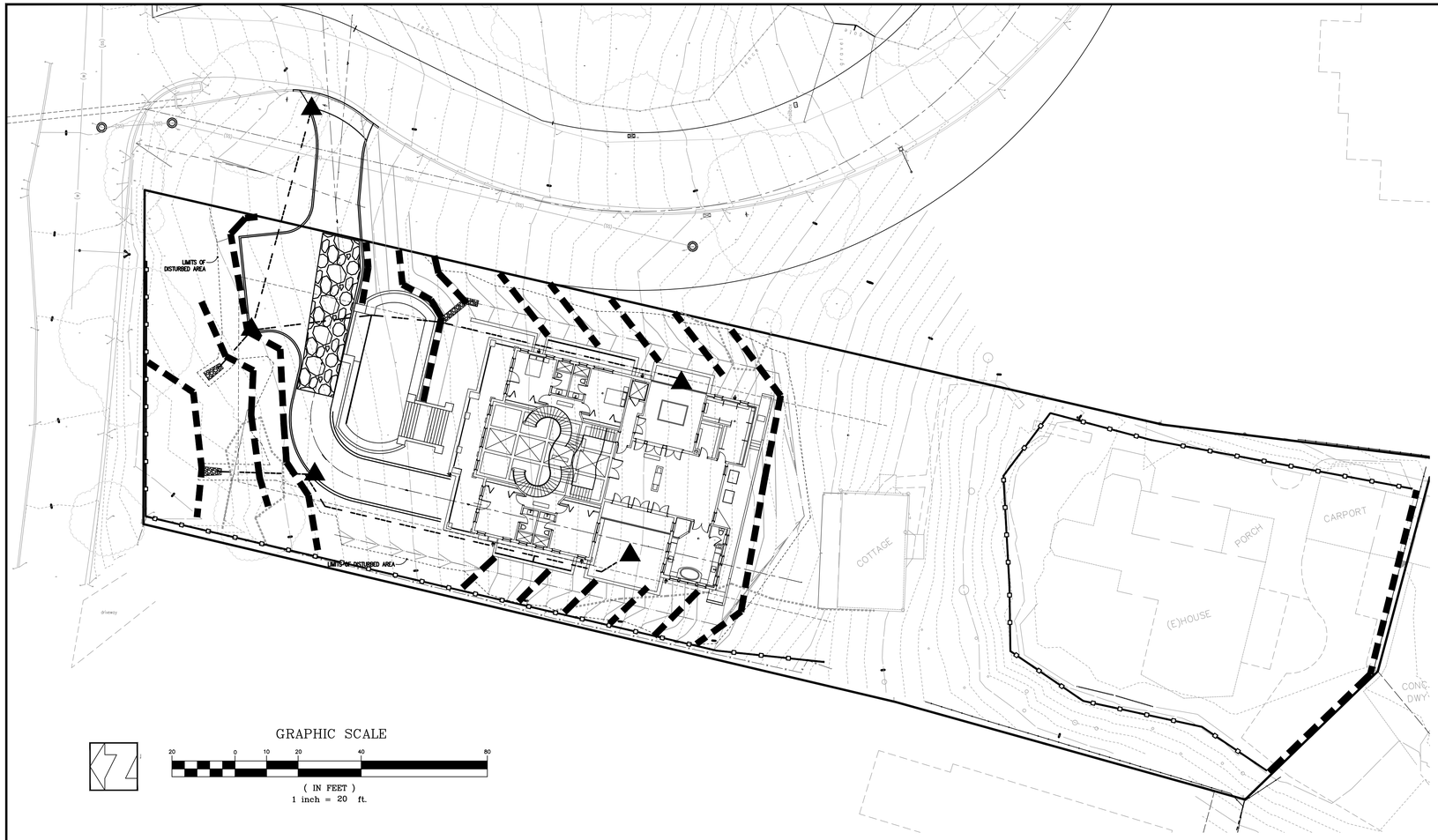


EROSION CONTROL NOTES

1. EROSION CONTROL MEASURES SHALL BE EFFECTIVE FOR CONSTRUCTION DURING THE RAINY SEASON; OCTOBER 15 THROUGH APRIL 15.

2. NO STORM WATER RUNOFF SHALL BE ALLOWED TO DRAIN INTO THE EXISTING AND/OR PROPOSED UNDERGROUND STORM SYSTEM UNTIL SUITABLE EROSION CONTROL MEASURES ARE FULLY IMPLEMENTED. NO STORM WATER RUNOFF SHALL BE ALLOWED TO ENTER THE STORM DRAIN SYSTEM THAT IS NOT CLEAR, AND FREE OF SILTS.

3. A FIBER ROLL PER "FIBER ROLL DETAIL SE-5" SHALL BE INSTALL ALONG THE PERIMETER OF THE PROJECT SITE. THE LOCATION OF THE FIBER ROLL ALONG THE PERIMETER SHALL BE ADJUSTED TO ELIMINATE SEDIMENT LADEN RUNOFF FROM LEAVING THE SITE. A FIBER ROLL SHALL ALSO BE REQUIRED AROUND THE PERIMETER OF ANY STOCKPILE OR OTHER SITE OF BARE, LOOSE EARTH.

4. ALL STORM DRAIN MANHOLES, CATCH BASINS, AND/OR DROP INLETS THAT ARE TO ACCEPT STORM WATER SHALL HAVE INLET PROTECTION MEASURES PER DETAIL SE-10. STORM WATER RUNOFF SHALL BE DIRECTED TO THESE INLETS ONLY. STORM DRAIN CATCH BASINS THAT ARE NOT COMPLETE, SHALL BE BLOCKED OFF COMPLETELY.

5. THE NAME, ADDRESS, AND 24 HOUR TELEPHONE NUMBER OF THE PERSON RESPONSIBLE FOR THE IMPLEMENTATION OF THE EROSION CONTROL PLAN SHALL BE PROVIDED TO THE CITY.

6. PRIOR TO GRADING, AN ENTRANCE SHALL BE CONSTRUCTED, CONSISTING OF A MINIMUM OF 50 LF OF DRAIN ROCK, 3" IN DIAMETER, PLACED OVER MIRAFI 500X (OR EQUAL) PER DETAIL TC-1. THE ENTRANCE SHALL CONFORM TO "CONSTRUCTION ENTRANCE DETAIL TC-1". THERE SHALL BE ONLY ONE ENTRANCE/EXIT POINT TO THE SITE DURING THE RAINY SEASON. THE LOCATION SHALL BE AS SHOWN ON THESE PLANS, OR AT A LOCATION APPROVED BY THE CITY.

7. ALL AREAS OF BARE, TURNED OR DISTURBED EARTH SHALL BE STABILIZED BY USE OF HYDROSEED 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 CITY ENGINEER'S APPROVAL.

8. ALL PAVED STREET, AND AREAS ADJACENT TO THE SITE SHALL BE KEPT CLEAR OF EARTH MATERIALS AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO ELIMINATE SEDIMENT LADEN RUNOFF FROM ENTERING THE STORM DRAIN SYSTEM.

9. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSPECT AND REPAIR ALL EROSION CONTROL FACILITIES AT THE END OF EACH DAY. ANY DAMAGED STRUCTURAL MEASURES ARE TO BE REPAIRED BY END OF THE DAY. TRAPPED SEDIMENT IN "SD INLETS" (AND OTHER EROSION CONTROL MEASURES) SHALL BE REMOVED TO MAINTAIN TRAP EFFIENCY. REMOVED SEDIMENT SHALL BE DISPOSED BY SPREADING ON SITE, WHERE IT WILL NOT MIGRATE.

10. IT IS THE RESPOSIBILITY OF THE CONTRACTOR TO PREVENT THE FORMATION OF AIRBORNE DUST NUISANCE AND SHALL BE RESPOSIBILE FOR ANY DAMAGE RESULTING FROM A FAILURE TO DO SO.

11. ALL DRAIN SWALES SHALL BE PER DETAIL EC-9.

12. INCOMPLETE GRADING SHALL NOT BE ALLOWED. CONTRATOR SHALL MAINATIN A DRAIN PATH AS SHOWN ON THIS PLAN. SAID DRAIN PATH SHALL BE MAINTAINED LINED DRAIN SWALES, AND INLET PROTECTION AT A MINIMUM.
IF PONDING DOES OCCUR ON THE SITE AFTER GRADING, THE WATER MUST BE FREE AND CLEAR OF SEDIMENT PRIOR TO DISCHARGE TO THE STORM DRAIN SYSTEM. THIS REQUIREMENT MAY NECESSITATE THE USE OF NATURAL AND/OR MECHANICAL DESILTING METHODS, SUBJECT TO APPROVAL BY THE CITY ENGINEER.

13. IF THESE EROSION CONTROL MEASURE PROVE INADEQUATE, STRAW MULCH, TACKIFIER, AND ADDITIONAL HYDROSEEDING MAY BE REQUIRED.

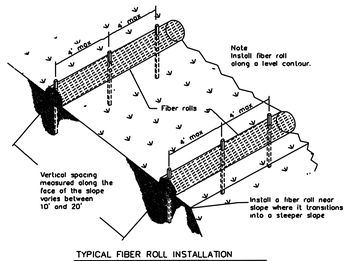
HYDROSEED TABLE

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

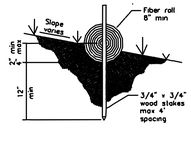
LEGEND

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

SE-5 Fiber Rolls

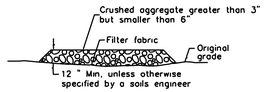


TYPICAL FIBER ROLL INSTALLATION
N.T.S

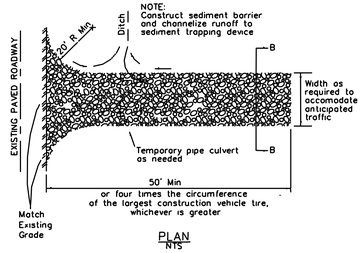


ENTRENCHMENT DETAIL
N.T.S.

Stabilized Construction Entrance/Exit TC-1

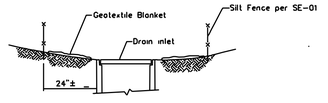


SECTION B-B
NTS

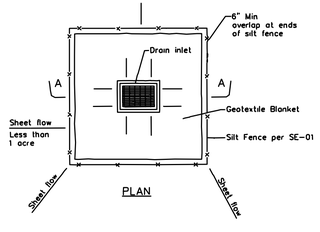


PLAN
NTS

SE-10 Storm Drain Inlet Protection



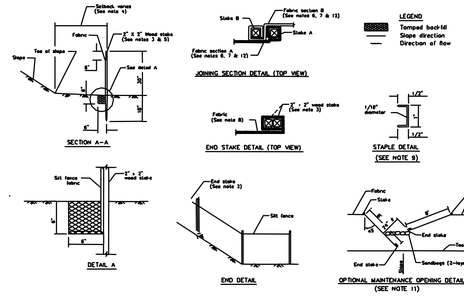
SECTION A-A



PLAN

DI PROTECTION TYPE 1
NOT TO SCALE

NOTES
1. For use in areas where grading has been completed and final soil stabilization and seeding are pending
2. Not applicable in paved areas
3. Not applicable with concentrated flows.



SE-1 Silt Fence

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PLAN FOR THE IMPROVEMENT OF

LANDS OF DIEP - 10 DRYSDALE DRIVE
EROSION CONTROL PLAN

ARCHITECTURAL AND SITE APPLICATION NO. S-19-012

TOWN OF LOS GATOS — PARKS AND PUBLIC WORKS DEPARTMENT

HANNA-BRUNETTI
EST. 1995
CIVIL ENGINEERS - LAND SURVEYORS
CONSTRUCTION MANAGERS
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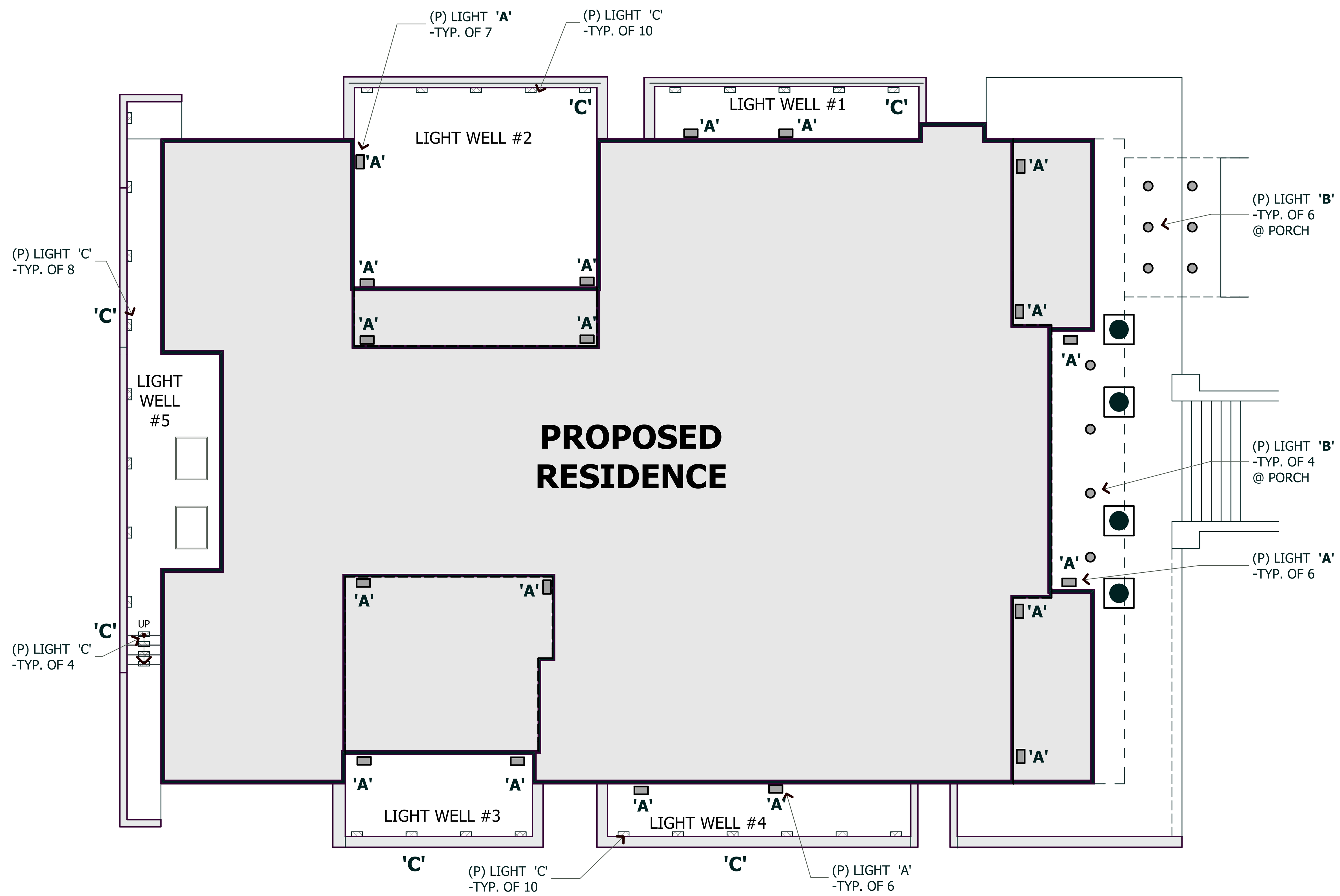
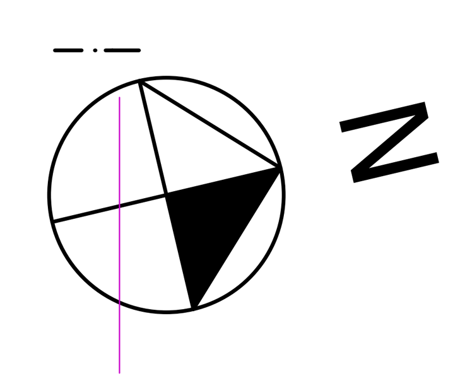


LIGHT TYPE	SYMBOL	TOTAL
(P) LIGHT 'A'	'A'	19
(P) LIGHT 'B'	'B'	10
(P) LIGHT 'C'	'C'	32



PROPOSED EXTERIOR LIGHTING PLAN

PROPOSED STEP LIGHT 'C'

HINKLEY LIGHTING 58508BZ BRONZE 1LIGHT 3" HEIGHT ADA COMPLIANT LED OUTDOOR STEP LIGHT - LUNA COLLECTION

Product Details for the Hinkley Lighting 58508BZ in Bronze

Single Light 3" Height ADA Compliant LED Outdoor Step Light from the Luna Collection

Features:

- Made of zinc-aluminum alloy
- Energy efficient
- ADA Compliant
- Suitable for wet locations

Lamping Technology:

- **LED - Light Emitting Diode:** Highly efficient diodes produce little heat and have an extremely long lifespan.

Specifications:

- Bulb Included: Yes
- Bulb Type: LED
- Dark Sky: No
- Extension: 0.5" (measured from mounting surface to furthest protruding point on fixture)
- Height: 3"
- LED: Yes
- Material: Aluminum
- Number of Bulbs: 1
- Product Weight: 1 lbs
- Sloped Ceiling Compatible: No
- Title 24: No
- UL Rating: Wet Location
- Voltage: 120v
- Wattage: 4
- Watts Per Bulb: 4
- Width: 4.5" (measured from furthest point left to furthest point right on fixture)

Compliance:

- UL Listed - Indicates whether a product meets standards and compliance guidelines set by Underwriters Laboratories. This listing determines what types of rooms or environments a product can be used in safely.
- ADA Compliance - The Americans with Disabilities Act (ADA). Fixtures hung between 27" and 80" above the floor must have an extension of 4" or less; this applies to wall lights hung in walkways, halls, corridors, passageways or aisles. Ceiling Fixtures must be hung no lower than 80".

PROPOSED WALL MOUNTED LIGHT 'A'

"ELLINGTON DARK SKY TRADITIONAL" OUTDOOR WALL SCONCE

THIS DESIGNERS FOUNTAIN COLLECTION OF ELLINGTON DARK SKY TRADITIONAL OUTDOOR WALL SCONCE OFFERS QUALITY OUTDOOR LIGHTING. THE DARK SKY WALL SCONCE ARE DESIGNED TO MINIMIZE GLARE AND REDUCE LIGHT TRESPASS. THE INTRICATE DESIGN OF C-LIKE SHAPES GIVES THIS CAST ALUMINUM WALL SCONCE A BEAUTIFUL MEDITERRANEAN PATINA FINISH.

FEATURES

- SAFETY RATING: UL/CUL
- LOCATION RATING: WET
- DARK SKY: YES
- MODEL#: XFD-PM-12113
- ORIGIN: CN
- WALL PROJECTION: 11.75"
- FINISH: MEDITERRANEAN PATINA
- MATERIAL: CAST ALUMINUM
- LAMPING: (1) 100W 120V INCANDESCENT, MEDIUM BASE (E26)
- DIMENSION: 16.25" (H) x 9" (W) x 11.75" (L)

PROPOSED EXTERIOR SOFFIT RECESSED MOUNT LIGHT 'B'

'HALO' 4" DIA. LED LIGHTING H456ICAT120D WITH LENS RECESSED MOUNT CEILING FIXTURE

HOUSING

H456ICAT120D

SustainabLEDesign

4" Aperture Shallow Ceiling, New Construction, ICAT High Efficacy LED Housing, Dimmable

H456ICAT120D is an insulated ceiling, AIR-TITE™ housing offering 120 volt dimming capability with many incandescent or electronic low voltage dimmers. Designed for use with EL4 series LED Light Engines and TL4 LED Series Trims, the H456ICAT120D offers high quality downlighting along with high efficacy – the result being great lighting and significant energy savings.

air-tite · GOT NAILS? · Pass-N-Thru · Slide-N-Side

ENGINE

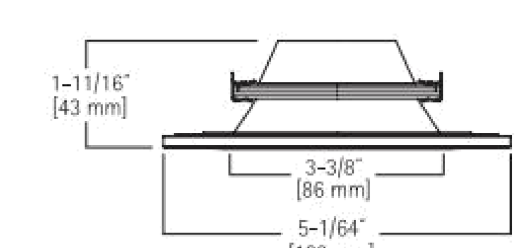
EL405827, EL405830, EL405835, EL405840

H4 LED Light Engine
Available in 2700°K, 3000°K, 3500°K and 4000°K Correlated Color Temperatures

The Halo LED EL4058xx Light Engines are designed for use in the LED dedicated housing Series H455x. Halo LED H4 Series light engines deliver in the range of 534-700 lumens (depending upon the trim and selected color temperature); and the H4 Series offers a selection of four color temperatures: 2700K, 3000K, 3500K, 4000K. Halo LED offers a superior optical design that yields productive beam lumens, good cutoff and low glare.

4" RECESSED DOWNLIGHTING TRIM

TL402TBZS - Tuscan bronze reflector with Solite® lens, and tuscan bronze trim ring



4" LED Solite® Regressed Flat Lens Reflector and Baffle Trims

- Solite® lensed trims offer high-clarity glass lenses for high-lumen transmission along with a subtle diffusion of source brightness
- Wet location, shower rated

4" Reflector and Baffle Trims Summary

- Trim designs and dimensions are consistent with Halo 4" series for a true 4" family
- Precision-formed aluminum reflectors and baffles and die-cast trim rings offer high-quality fit and finish
- Standard trim ring provides clearance for remodeler flange and gasket
- Trim gasket provides AIR-TITE™ seal and compliance where local codes require a gasket on wet location, shower-rated trims
- Accessory die-cast trim rings in designer finishes; mix and match with baffles and reflectors.

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CAMPBELL, CA 95008
(408)871-1071 phone
(408)871-1072 fax
www.metroarchitects.com

PROJECT NAME

DIEP RESIDENCE

15925 QUAIL HILL ROAD
LOS GATOS, CA
95030

REVISIONS

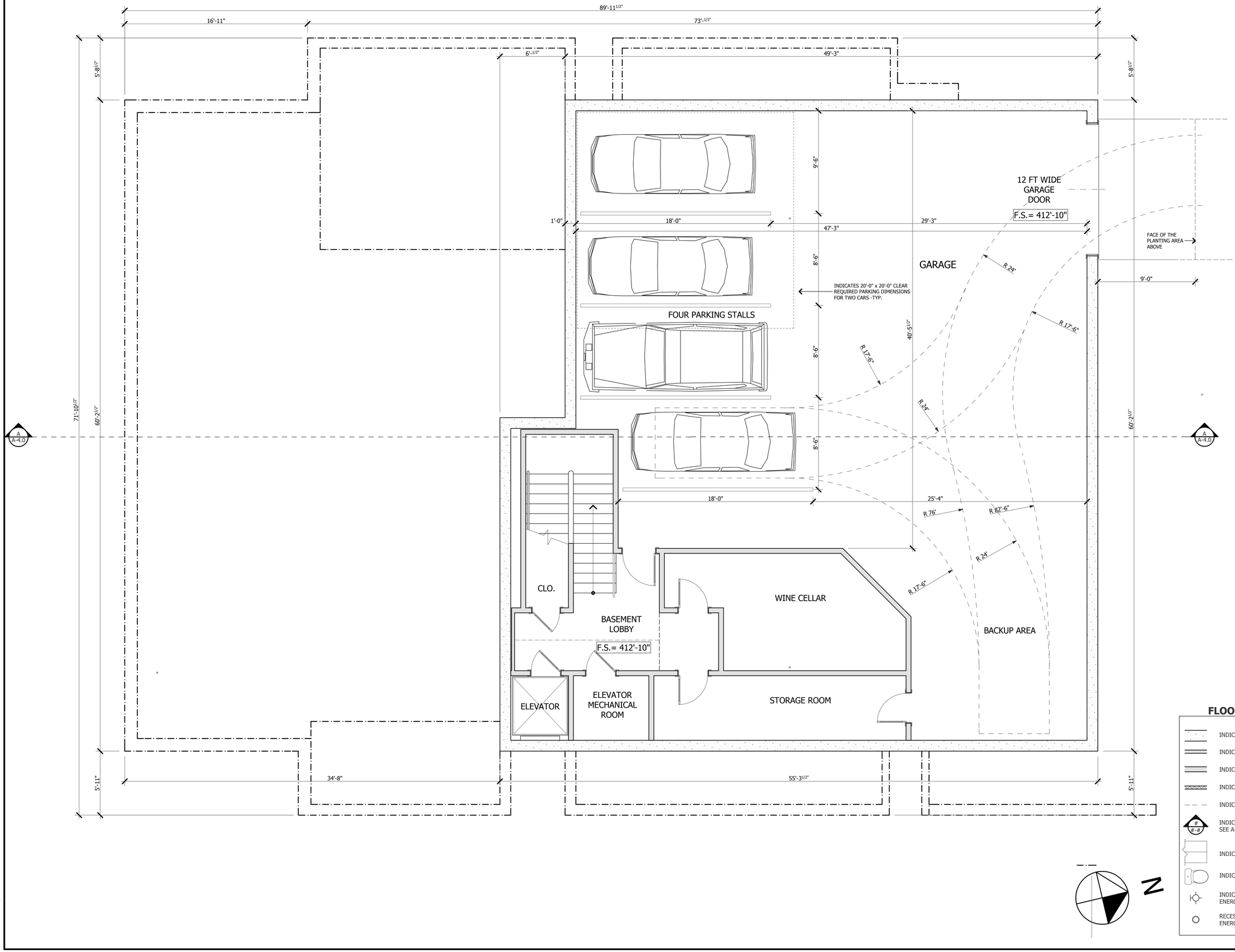
LICENSED ARCHITECT
THOMAS J. SLOAN
C20278
EXP. 10/31/19
STATE OF CALIFORNIA

EXTERIOR LIGHTING PLAN

DATE : 10-24-19
SCALE : 1/8" = 1'-0"
DRAWN BY : TS
CHECKED BY : TS
ARCHITECT : TOM SLOAN
PROJECT NO : 18652

SHEET NUMBER

A-1.0



FLOOR PLAN LEGEND

- INDICATES NEW RETAINING WALLS
- INDICATES NEW 2x4 WALLS
- INDICATES NEW 2x6 WALLS
- INDICATES WALL W/ SOUND INSULATION
- INDICATES CEILING TRANSITION
- INDICATES CROSS SECTION MARKER (#, #-#) SEE A-4 SHEETS
- INDICATES NEW CABINETRY
- INDICATES NEW PLUMBING FIXTURE
- INDICATES NEW WALL MOUNTED DOWNLIGHT ENERGY EFFICIENT LIGHTING
- RECESSED DOWNLIGHT ENERGY EFFICIENT LIGHTING

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ARCHITECTURE- PLANNING- INTERIORS

1475 S. BASCOM AVE SUITE 208
CAMPBELL, CA 95008
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PROJECT NAME

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LOS GATOS, CA
95030

REVISIONS

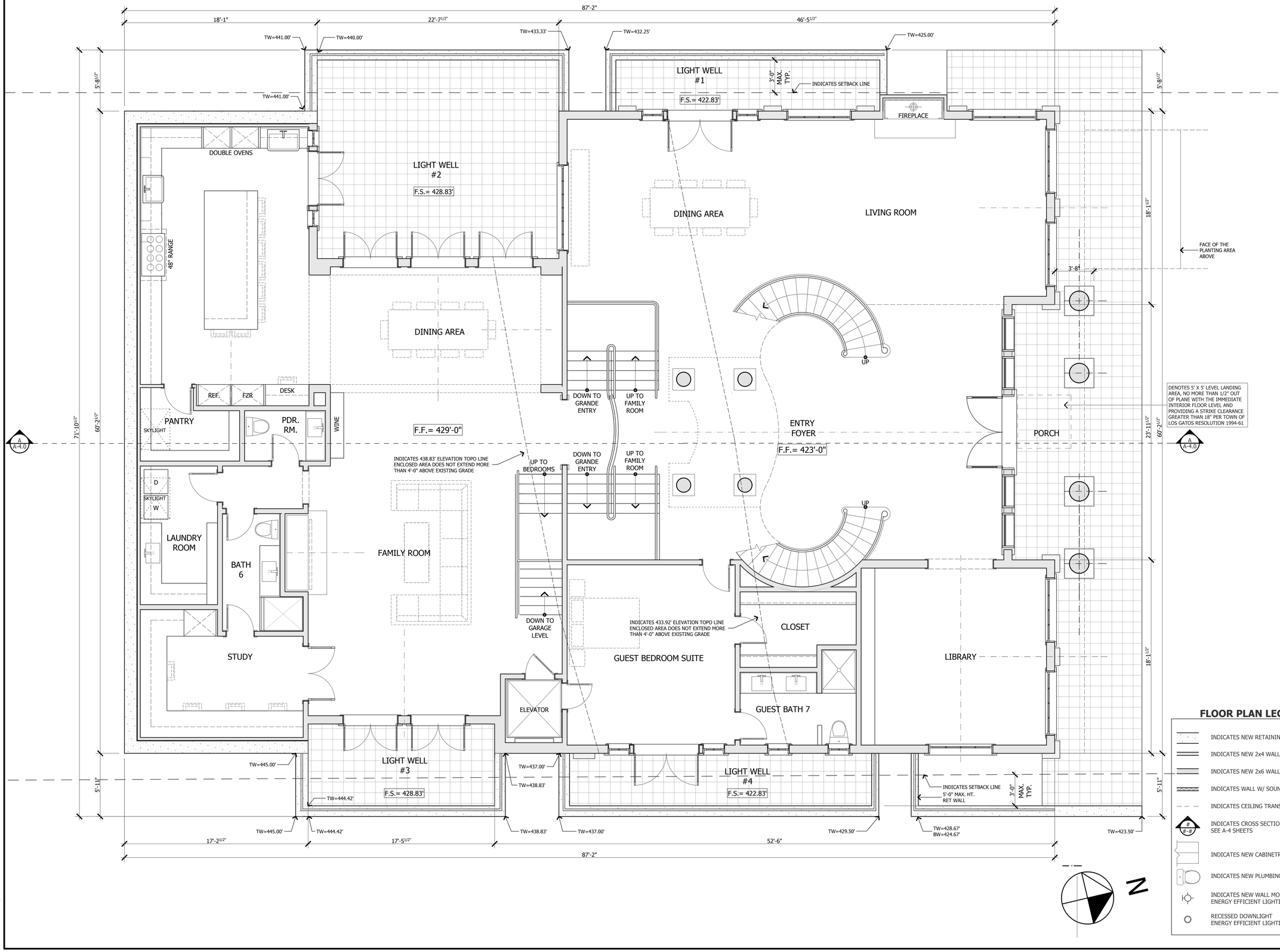
LICENSED ARCHITECT
THOMAS J. SLOAN
C20278
EXP. 10/31/19
STATE OF CALIFORNIA

LOWER FLOOR PLAN

DATE : 10-24-19
SCALE : 1/4" =1'-0"
DRAWN BY : D.T.S
CHECKED BY : TS
ARCHITECT : TOM SLOAN
PROJECT NO : 18652

SHEET NUMBER

A-2.1



FLOOR PLAN LEGEND

- INDICATES NEW RETAINING WALLS
- INDICATES NEW 2x4 WALLS
- INDICATES NEW 2x6 WALLS
- INDICATES WALL W/ SOUND INSULATION
- INDICATES CEILING TRANSITION
- # / #-# — INDICATES CROSS SECTION MARKER SEE A-4 SHEETS
- INDICATES NEW CABINETRY
- INDICATES NEW PLUMBING FIXTURE
- INDICATES NEW WALL MOUNTED DOWNLIGHT ENERGY EFFICIENT LIGHTING
- RECESSED DOWNLIGHT ENERGY EFFICIENT LIGHTING

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PROJECT NAME

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95030

REVISIONS

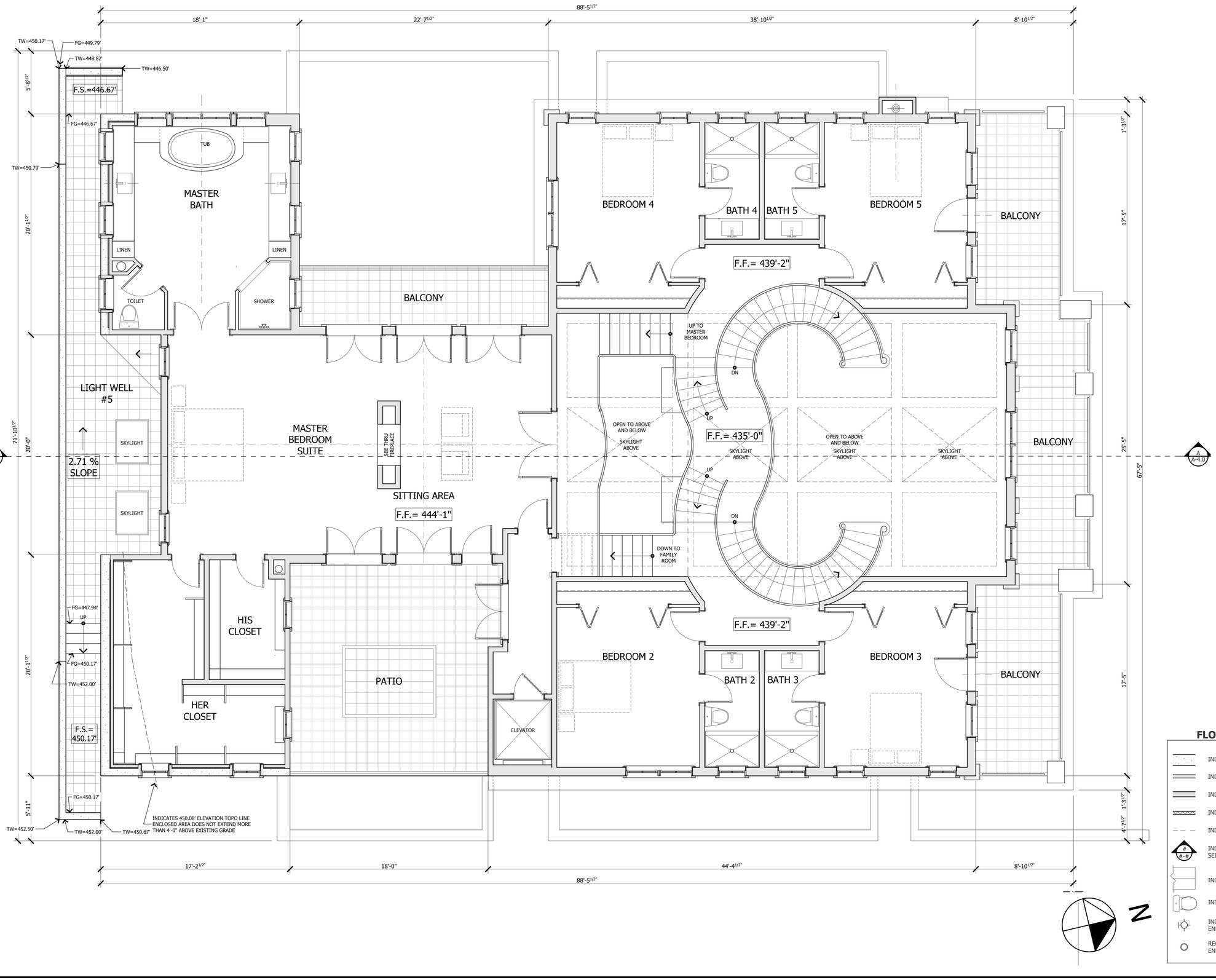
LICENSED ARCHITECT
THOMAS J. SLOAN
C20278
EXP. 10/31/19
STATE OF CALIFORNIA

MAIN FLOOR PLAN

DATE :	10-24-19
SCALE :	1/4" =1'-0"
DRAWN BY :	DS
CHECKED BY :	TS
ARCHITECT :	TOM SLOAN
PROJECT NO :	18652

SHEET NUMBER

A-2.2



FLOOR PLAN LEGEND

- INDICATES NEW RETAINING WALLS
- INDICATES NEW 2x4 WALLS
- INDICATES NEW 2x6 WALLS
- INDICATES WALL W/ SOUND INSULATION
- INDICATES CEILING TRANSITION
- INDICATES CROSS SECTION MARKER SEE A-4 SHEETS
- INDICATES NEW CABINETRY
- INDICATES NEW PLUMBING FIXTURE
- INDICATES NEW WALL MOUNTED DOWNLIGHT ENERGY EFFICIENT LIGHTING
- RECESSED DOWNLIGHT ENERGY EFFICIENT LIGHTING

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PROJECT NAME

DIEP RESIDENCE

15925 QUAIL HILL ROAD
LOS GATOS, CA
95030

REVISIONS

LICENSED ARCHITECT
THOMAS J. SLOAN
C20278
EXP. 10/31/19
STATE OF CALIFORNIA

UPPER FLOOR PLAN

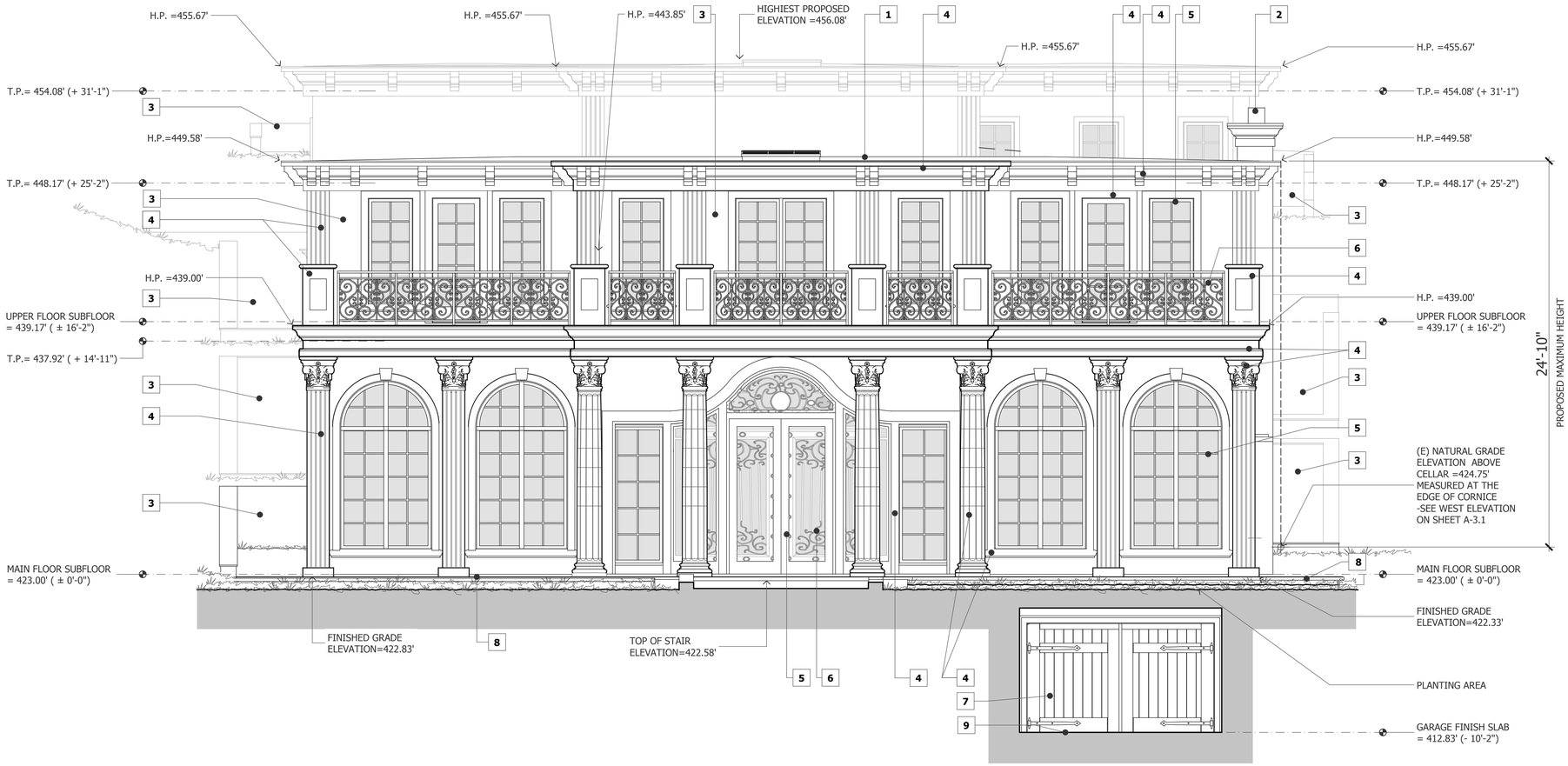
DATE :	10-24-19
SCALE :	1/4" =1'-0"
DRAWN BY :	T.S.
CHECKED BY :	TS
ARCHITECT :	TOM SLOAN
PROJECT NO :	18652

SHEET NUMBER

A-2.3

LEGEND - EXERIOR FINISHES

1	ROOFING:	**GAF 'EVERGUARD ® TPO', CLASS "A"** -MANSARD BROWN COLOR KMA65-5 GROUND BEAN LRV 10	5	EXTERIOR DOORS & WINDOWS:	**CLAD WOOD WINDOWS -** BRONZE COLOR **CLAD WOOD DOORS -** BRONZE COLOR CAST STONE DOOR SURROUND & SILLS SW 6990 CAVIAR LRV 5
2	CHIMNEY CAP:	**CHIMNEY CAP** ARCHITECTURAL COPPER W/ SPARK ARRESTOR SW 6062 LRV 7 / SW 6076 LRV 5 RUGGED BROWN/ RUGGED BROWN -AVERAGE LRV 6	6	EXTERIOR WROUGHT IRON DOORS, GUARDRAIL, GATE:	**WROUGHT IRON RAILING** BRONZE PAINTED W.I. RAILING & GUARDRAILS SW 6990 CAVIAR LRV 5
3	EXTERIOR WALL AND RETAINING WALL FINISH:	**COLOR INTEGRAL PLASTER FINISH** HARD TROWELED SMOOTH FINISH COAT TO MATCH KELLY MOORE KM5716-3 'RODEO ROUNDUP'-LRV 30	7	GARAGE DOOR:	**'CARRIAGE' STYLE DOOR** STAINED WOOD SW 6068 LRV 10 /SW 6038 LRV 8 BREVITY BROWN/ SABLE -AVERAGE LRV 9
4	PARAPET, EXTERIOR TRIM ELEMENTS, WINDOWS/DOORS SURROUND & SILLS, COLUMNS:	**CAST STONE TRIM** 'MILLBROOK STONE' CUSTOM CAST STONE SW 6109 HOPSACK LRV 24	8	WALKWAYS & PATIOS:	**LIMESTONE - ANTIQUE FINISH**
			9	DRIVEWAY:	**PERVIOUS PAVERS-** ECO-FRIENDLY 'SF-RIMA PERMEABLE PAVEMENT' -TUMBLED TAN CHARCOAL COLOR BY 'BASALITE'



NORTH ELEVATION, FRONT

METRO DESIGN GROUP

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PROJECT NAME

DIEP RESIDENCE

15925 QUAIL HILL ROAD
LOS GATOS, CA
95030

REVISIONS

LICENSED ARCHITECT
THOMAS J. SLOAN
C20278
EXP. 10/31/19
STATE OF CALIFORNIA

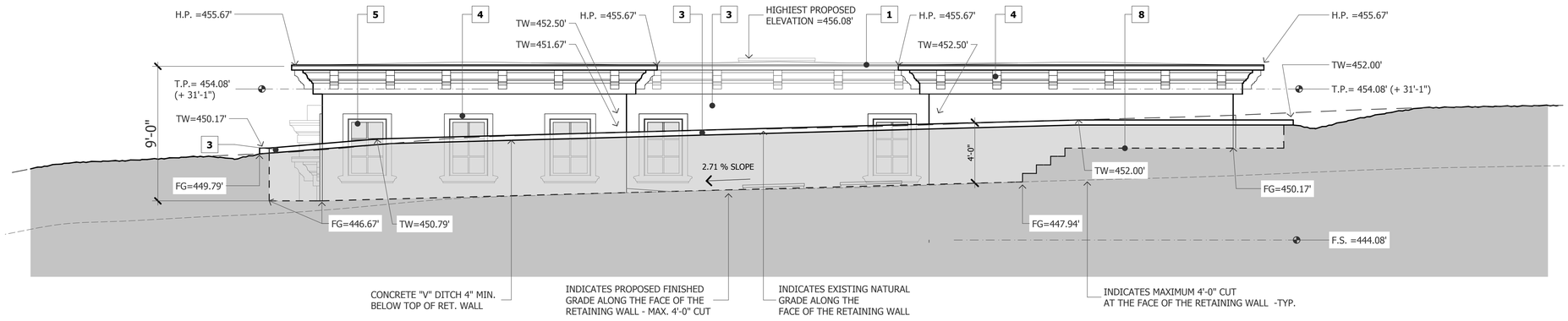
PROPOSED EXTERIOR ELEVATIONS

NORTH ELEVATION, FRONT

DATE : 10-24-19
SCALE : 1/4" = 1'-0"
DRAWN BY : DZ TS
CHECKED BY : TS
ARCHITECT : TOM SLOAN
PROJECT NO : 18652

SHEET NUMBER

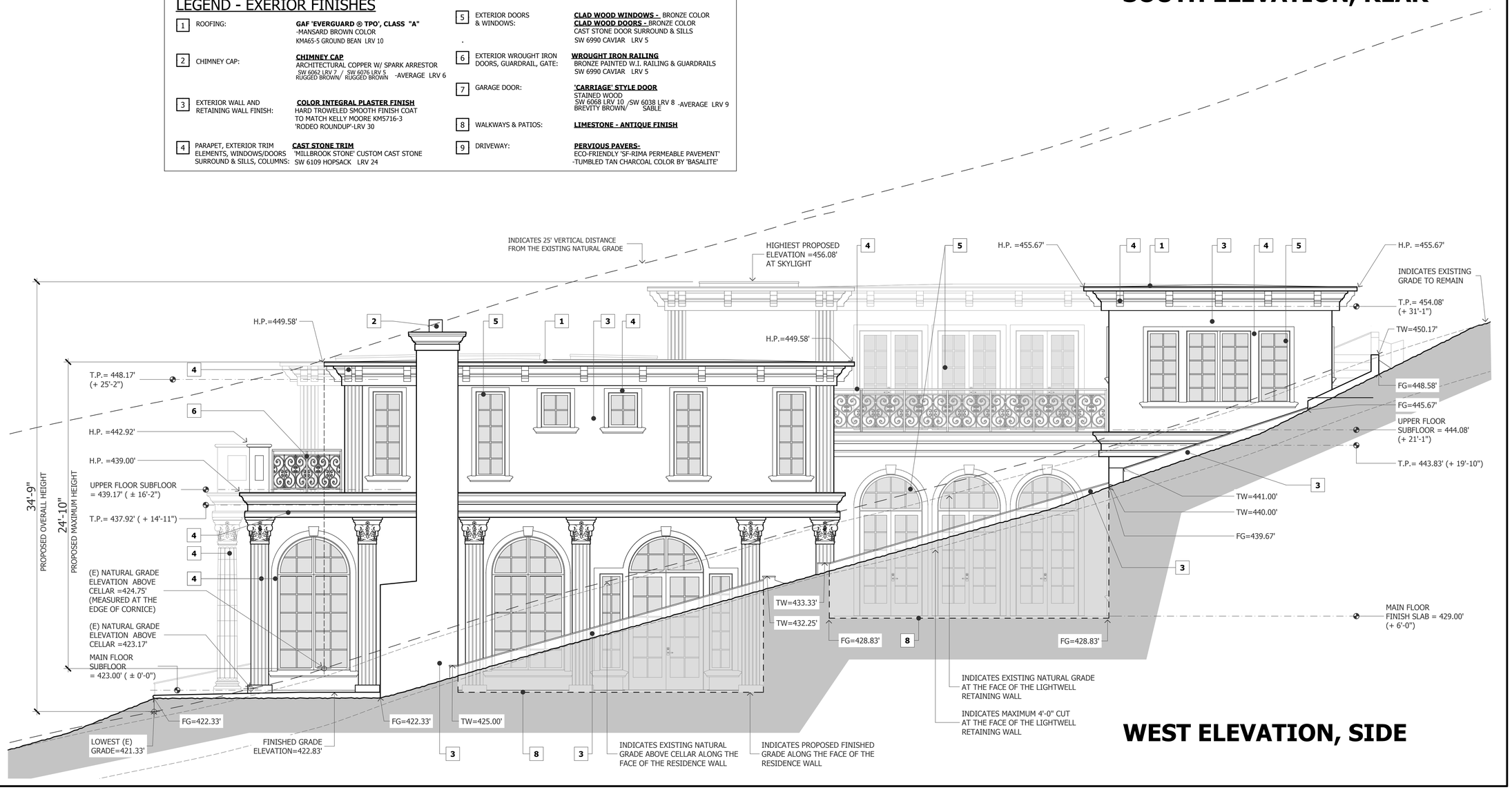
A-3.0



SOUTH ELEVATION, REAR

LEGEND - EXERIOR FINISHES

1	ROOFING:	**GAF 'EVERGUARD ® TPO', CLASS "A"** -MANSARD BROWN COLOR KMA65-5 GROUND BEAN LRV 10
2	CHIMNEY CAP:	**CHIMNEY CAP** ARCHITECTURAL COPPER W/ SPARK ARRESTOR SW 6062 LRV 7 / SW 6076 LRV 5 RUGGED BROWN/ RUGGED BROWN -AVERAGE LRV 6
3	EXTERIOR WALL AND RETAINING WALL FINISH:	**COLOR INTEGRAL PLASTER FINISH** HARD TROWELED SMOOTH FINISH COAT TO MATCH KELLY MOORE KM5716-3 'RODEO ROUNDUP'-LRV 30
4	PARAPET, EXTERIOR TRIM ELEMENTS, WINDOWS/DOORS SURROUND & SILLS, COLUMNS:	**CAST STONE TRIM** 'MILLBROOK STONE' CUSTOM CAST STONE SW 6109 HOPSACK LRV 24
5	EXTERIOR DOORS & WINDOWS:	**CLAD WOOD WINDOWS -** BRONZE COLOR **CLAD WOOD DOORS -** BRONZE COLOR CAST STONE DOOR SURROUND & SILLS SW 6990 CAVIAR LRV 5
6	EXTERIOR WROUGHT IRON DOORS, GUARDRAIL, GATE:	**WROUGHT IRON RAILING** BRONZE PAINTED W.I. RAILING & GUARDRAILS SW 6990 CAVIAR LRV 5
7	GARAGE DOOR:	**'CARRIAGE' STYLE DOOR** STAINED WOOD SW 6068 LRV 10 /SW 6038 LRV 8 BREVITY BROWN/ SABLE -AVERAGE LRV 9
8	WALKWAYS & PATIOS:	**LIMESTONE - ANTIQUE FINISH**
9	DRIVEWAY:	**PERVIOUS PAVERS-** ECO-FRIENDLY 'SF-RIMA PERMEABLE PAVEMENT' -TUMBLED TAN CHARCOAL COLOR BY 'BASALITE'



WEST ELEVATION, SIDE

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ARCHITECTURE- PLANNING- INTERIORS

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CAMPBELL, CA 95008
(408)871-1071 phone
(408)871-1072 fax
www.metroarchitects.com

PROJECT NAME

DIEP RESIDENCE

15925 QUAIL HILL ROAD
LOS GATOS, CA
95030

REVISIONS

LICENSED ARCHITECT
THOMAS J. SLOAN
C20278
EXP. 10/31/19
STATE OF CALIFORNIA

PROPOSED EXTERIOR ELEVATIONS

SOUTH ELEVATION, REAR
WEST ELEVATION, SIDE

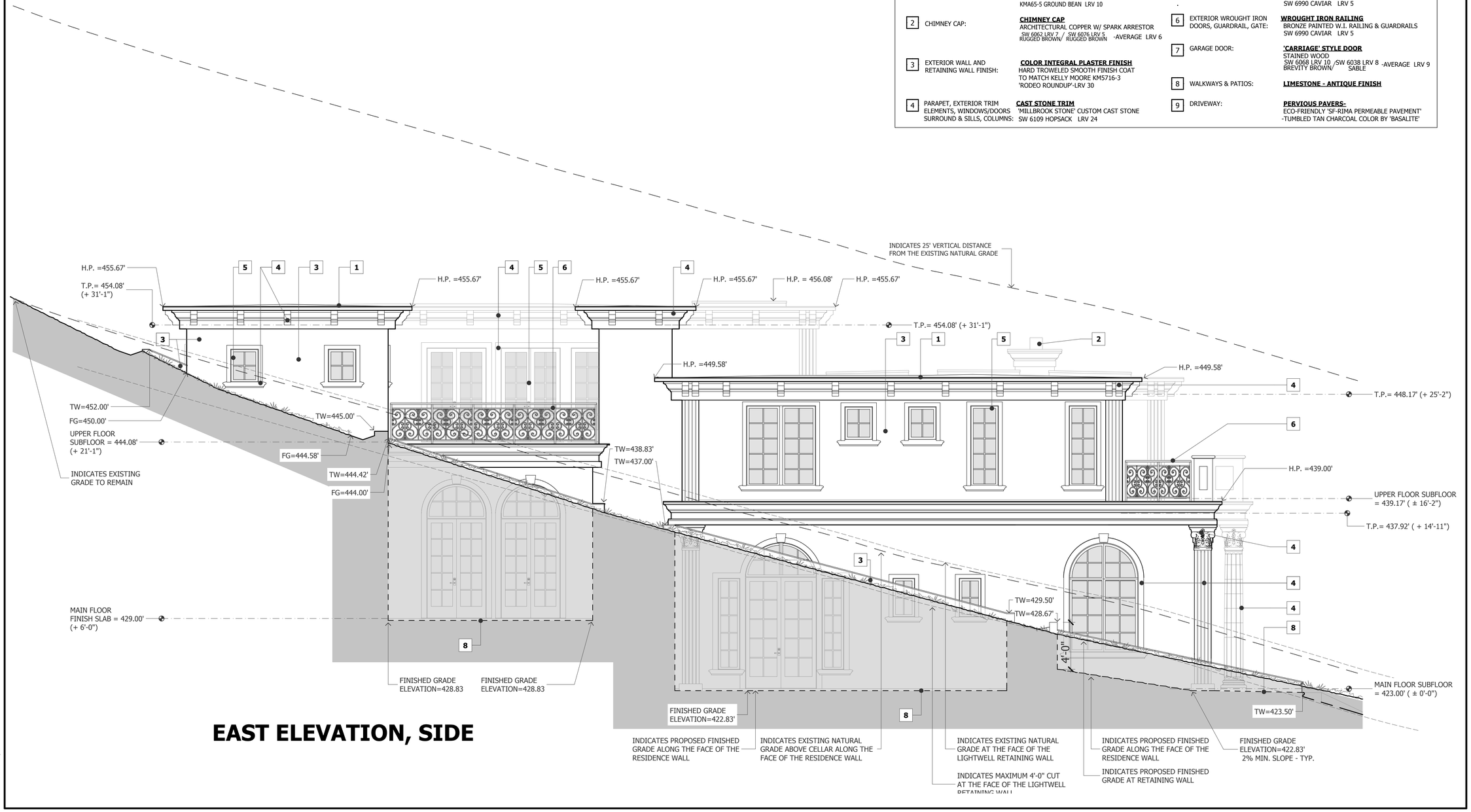
DATE : 10-24-19
SCALE : 1/4" = 1'-0"
DRAWN BY : DZ TS
CHECKED BY : TS
ARCHITECT : TOM SLOAN
PROJECT NO : 18652

SHEET NUMBER

A-3.1

LEGEND - EXERIOR FINISHES

1	ROOFING:	**GAF 'EVERGUARD ® TPO', CLASS "A"** -MANSARD BROWN COLOR KMA65-5 GROUND BEAN LRV 10	5	EXTERIOR DOORS & WINDOWS:	**CLAD WOOD WINDOWS -** BRONZE COLOR **CLAD WOOD DOORS -** BRONZE COLOR CAST STONE DOOR SURROUND & SILLS SW 6990 CAVIAR LRV 5
2	CHIMNEY CAP:	**CHIMNEY CAP** ARCHITECTURAL COPPER W/ SPARK ARRESTOR SW 6062 LRV 7 / SW 6076 LRV 5 RUGGED BROWN/ RUGGED BROWN -AVERAGE LRV 6	6	EXTERIOR WROUGHT IRON DOORS, GUARDRAIL, GATE:	**WROUGHT IRON RAILING** BRONZE PAINTED W.I. RAILING & GUARDRAILS SW 6990 CAVIAR LRV 5
3	EXTERIOR WALL AND RETAINING WALL FINISH:	**COLOR INTEGRAL PLASTER FINISH** HARD TROWELED SMOOTH FINISH COAT TO MATCH KELLY MOORE KM5716-3 'RODEO ROUNDUP'-LRV 30	7	GARAGE DOOR:	**'CARRIAGE' STYLE DOOR** STAINED WOOD SW 6068 LRV 10 /SW 6038 LRV 8 BREVITY BROWN/ SABLE -AVERAGE LRV 9
4	PARAPET, EXTERIOR TRIM ELEMENTS, WINDOWS/DOORS SURROUND & SILLS, COLUMNS:	**CAST STONE TRIM** 'MILLBROOK STONE' CUSTOM CAST STONE SW 6109 HOPSACK LRV 24	8	WALKWAYS & PATIOS:	**LIMESTONE - ANTIQUE FINISH**
			9	DRIVEWAY:	**PERVIOUS PAVERS-** ECO-FRIENDLY 'SF-RIMA PERMEABLE PAVEMENT' -TUMBLED TAN CHARCOAL COLOR BY 'BASALITE'



EAST ELEVATION, SIDE

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(408)871-1071 phone
(408)871-1072 fax
www.metroarchitects.com

PROJECT NAME

DIEP RESIDENCE

15925 QUAIL HILL ROAD
LOS GATOS, CA
95030

REVISIONS

LICENSED ARCHITECT
THOMAS J. SLOAN
C20278
EXP. 10/31/19
STATE OF CALIFORNIA

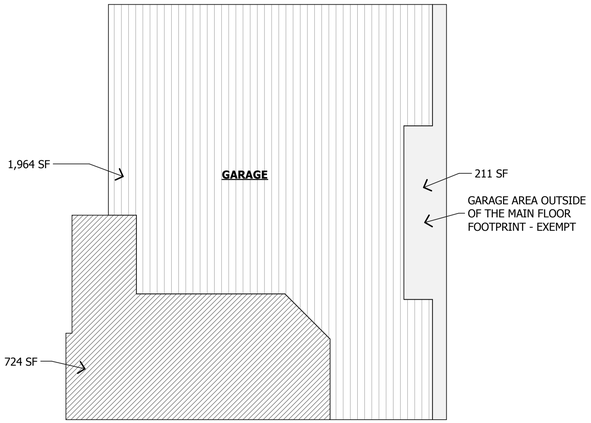
PROPOSED EXTERIOR ELEVATIONS

EAST ELEVATION, SIDE

DATE :	10-24-19
SCALE :	1/4" = 1'-0"
DRAWN BY :	DTS
CHECKED BY :	TS
ARCHITECT :	TOM SLOAN
PROJECT NO :	18652

SHEET NUMBER

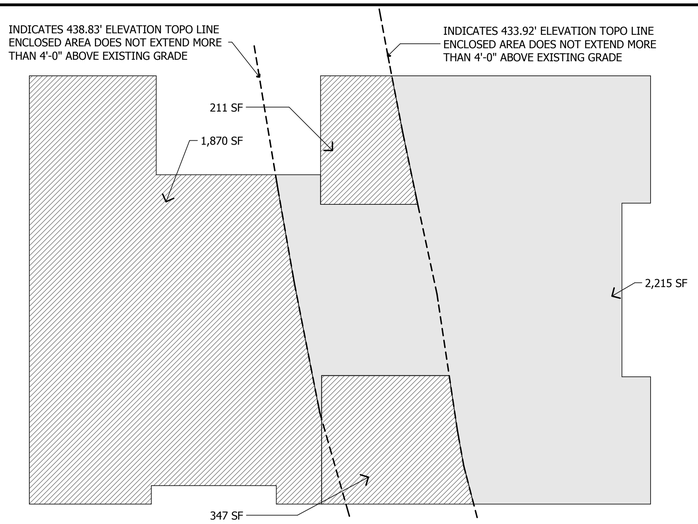
A-3.2



FLOOR LEVEL	GROSS FLOOR AREA	- BGA* =	FLOOR AREA PER DEF.
LOWER FLOOR	724	- 724 =	0
GARAGE	2,175	- 2,175=	0

LOWER FLOOR / GARAGE AREA DIAGRAM

SCALE: 1":10'-0"

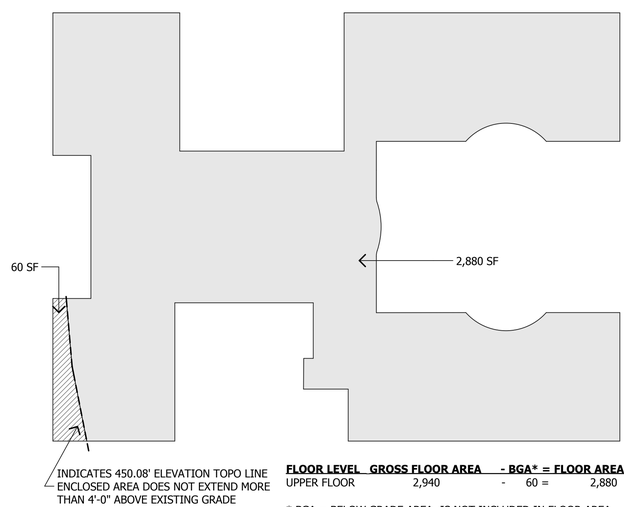


FLOOR LEVEL	GROSS FLOOR AREA	- BGA* =	FLOOR AREA PER DEF.
MAIN FLOOR	4,643	- 2,428 =	2,215

* BGA = BELOW GRADE AREA- IS NOT INCLUDED IN FLOOR AREA

MAIN FLOOR AREA DIAGRAM

SCALE: 1":10'-0"

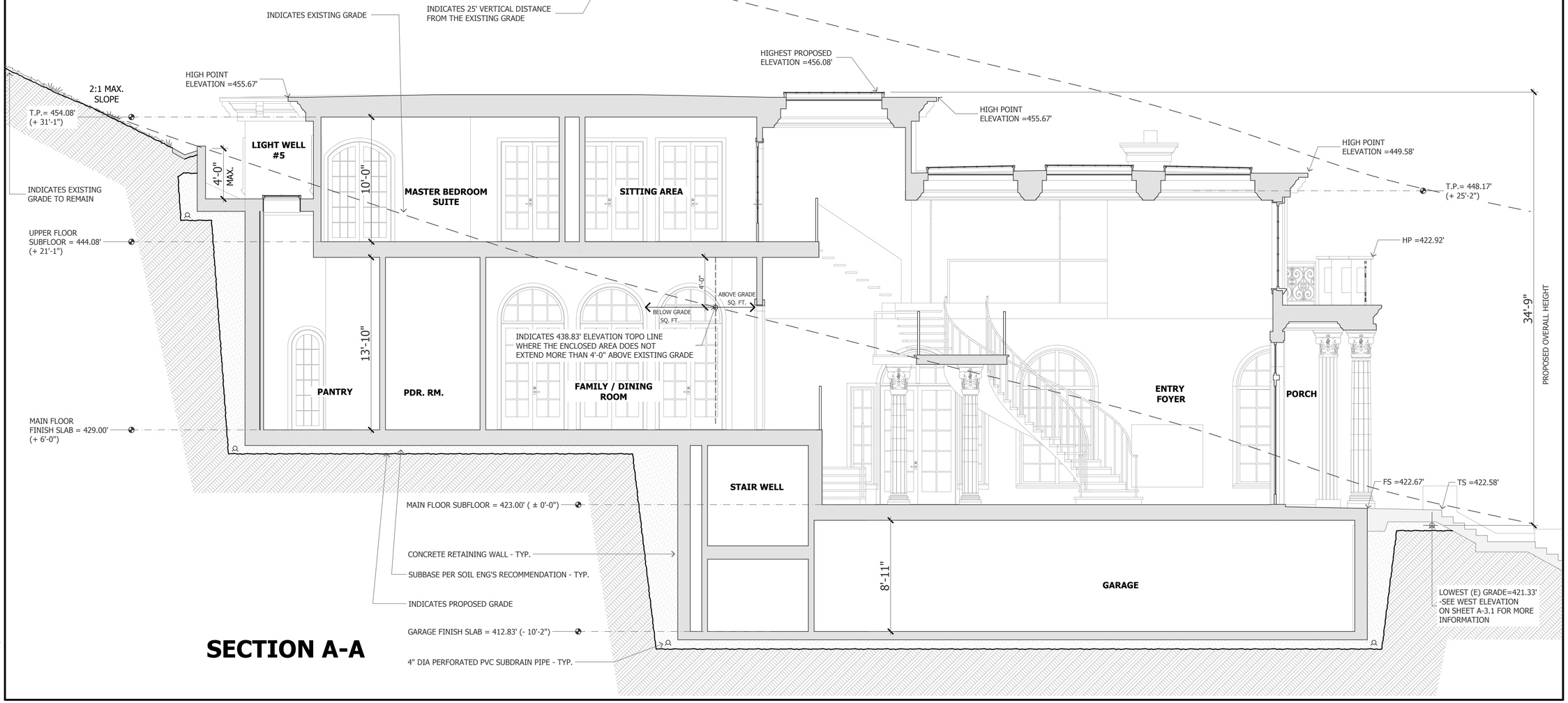


FLOOR LEVEL	GROSS FLOOR AREA	- BGA* =	FLOOR AREA PER DEF.
UPPER FLOOR	2,940	- 60 =	2,880

* BGA = BELOW GRADE AREA- IS NOT INCLUDED IN FLOOR AREA

UPPER FLOOR AREA DIAGRAM

SCALE: 1":10'-0"



SECTION A-A

METRO DESIGN GROUP
ARCHITECTURE- PLANNING- INTERIORS
1475 S. BASCOM AVE SUITE 208
CAMPBELL, CA 95008
(408)871-1071 phone
(408)871-1072 fax
www.metroarchitects.com

PROJECT NAME

DIEP RESIDENCE

15925 QUAIL HILL ROAD
LOS GATOS, CA
95030

REVISIONS

LICENSED ARCHITECT
THOMAS J. SLOAN
C20278
EXP. 10/31/19
STATE OF CALIFORNIA

SECTION A-A

AREA DIAGRAMS	
DATE :	10-24-19
SCALE :	1/4" =1'-0"
DRAWN BY :	TS
CHECKED BY :	TS
ARCHITECT :	TOM SLOAN
PROJECT NO :	18652

SHEET NUMBER

A-4.0

Tree Legend

Quercus Agrifolia
Coast Live Oak
24" box

Platanus Racemosa
California Sycamore
24" box

Cercis Occidentalis
Western Redbud
24" box

Lagerstroemia Indica
Crepe Myrtle
24" box

Existing Tree
See sheet L2.0

REFERENCE NOTES SCHEDULE 1

SYMBOL	DESCRIPTION
1	Entry from Drysdale drive
2	Three guest parking places
3	Retaining walls
4	Steps to entry court
5	Raised entry court
6	Steps to upper entry terrace
7	Entry to lower garage
8	Front door to house
9	Tree and shrub plantngs
10	Line denotes 30' offset from house
11	Any planitng that occurs in the right of way outside the property lines will come from the native planting list

Plant List Inside 30' Zone 1

TREES	CONT
Lagerstroemia indica / Crape Myrtle	24"box

SHRUBS	SIZE
Anigozanthos x 'Big Red' / Big Red Kangaroo Paw	1 gal
Clytostoma callistegioides / Violet Trumpet Vine	5 gal
Echium candicans 'Select Blue' / Pride of Madeira	5 gal
Helictotrichon sempervirens 'Sapphire' / Blue Oat Grass	1 gal
Heteromeles arbutifolia / Toyon	5 gal
Lavandula x intermedia 'Grosso' / Grosso Lavender	1 gal
Limonium perezii / Statice	1 gal
Miscanthus sinensis 'Adagio' / Adagio Eulalia Grass	5 gal
Miscanthus sinensis 'Gracillimus' / Maiden Grass	5 gal
Miscanthus sinensis 'Little Kitten' / Little Kitten Eulalia Grass	1 gal
Miscanthus sinensis 'Purpurescens' / Flame Eulalia Grass	1 gal
Muhlenbergia rigens / Deer Grass	1 gal
Olea europaea 'Little Ollie' / Little Ollie Olive	5 gal
Pennisetum rubrum / Red Fountain Grass	1 gal
Perovskia atriplicifolia 'Lacey Blue' / Russian Sage	1 gal
Phormium tenax 'Dark Delight' / Dark Delight Flax	5 gal
Phormium 'Bronze Baby' / Bronze Baby Flax	1 gal
Romneya coulteri 'White Cloud' / White Cloud Matilija Poppy	5 gal

Plant List Outside 30' Zone

TREES	CONT
Acer macrophyllum / Big Leaf Maple	24"box
Cercis occidentalis / Western Redbud	24"box
Platanus racemosa / California Sycamore	24"box
Quercus agrifolia / Coast Live Oak	24"box

SHRUBS	SIZE
Arctostaphylos densiflora 'Harmony' / Harmony Manzanita	1 gal
Arctostaphylos densiflora 'Howard McMinn' / Howard McMinn Manzanita	5 gal
Arctostaphylos x 'John Dourley' / John Dourley Manzanita	1 gal
Ceanothus griseus 'Point Sal' / Point Sal Wild Lilac	1 gal
Ceanothus x 'Concha' / California Lilac	1 gal
Ceanothus x 'Dark Star' / California Lilac	5 gal
Salvia x 'Gracias' / Sage	1 gal
Salvia 'Celestial Blue' / Santa Rosa Island Sage	1 gal

Notes:
1. The plant symbols shown on the plan are generic and do not indicate individual plants. They are shown to indicate areas that are to be planted with plants from the appropriate list. 1

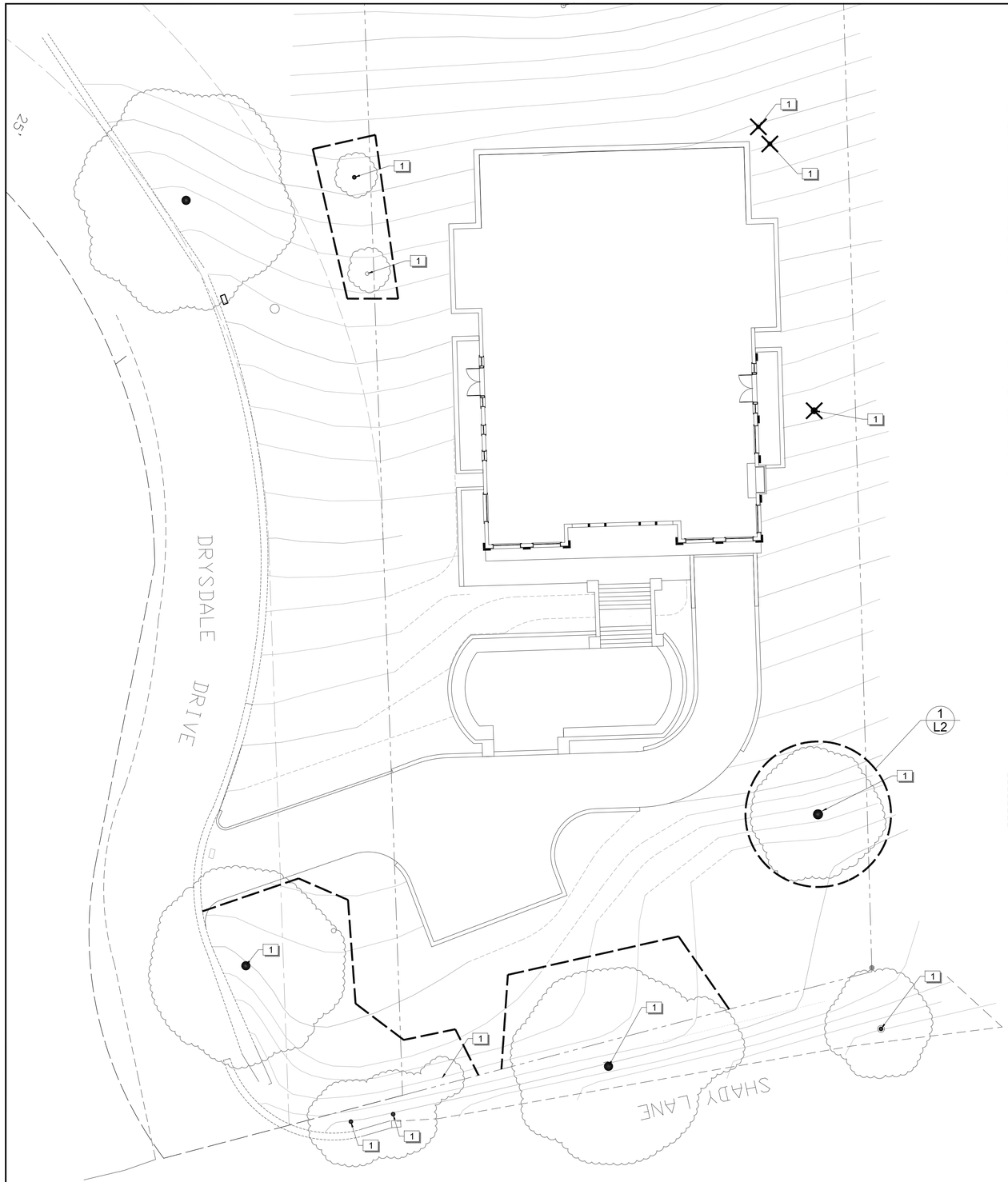
REVISIONS	BY
1 Town tech review comments	DRF 5/26 2019

David R. Fox & Company-Landscape Architecture
1188 Kotenberg Avenue San Jose 95125
408-761-0212 phone david@foxla.net

Preliminary
Landscape Plan

The Diep Residence
15925 Quail Hill Rd
Los Gatos California

Date 2-1-2019
Scale 1"=10'-0"
Drawn DRF
Job Diep
Sheet L1.0
Of . Sheets



Tree Protection Zones and Fence Specifications

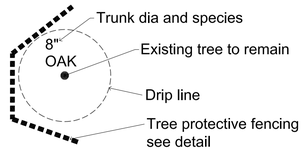
1. Size and materials: Six (6) foot high chain link fencing, mounted on two-inch diameter galvanized iron posts, shall be driven into the ground to a depth of at least two (2) feet at no more than ten-foot spacing. For paving area that will not be demolished and when stipulated in a tree preservation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

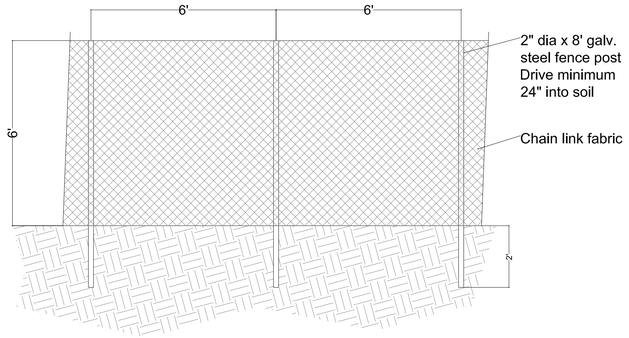
All persons, shall comply with the following precautions

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

Tree Table

Tree Species	Number	Trunk dia.	To be removed
Oak	1	8	Yes
Oak	2	10	Yes
Pine	3	30	Yes
Oak	4	25	No
Oak	5	20	No
Oak	6	45	No
Oak	7	10	No
Oak	8	10	No
Oak	9	20	No
Oak	10	45	No
Oak	11	10	No
Oak	12	10	No





1 TYPE I TREE PROTECTIVE FENCING
NTS

REVISIONS	BY
1 Town tech review comments	DRF 5/26 2019

David R. Fox & Company-Landscape Architecture
1188 Kotenberg Avenue San Jose 95125
408-761-0212 phone davidf@foxla.net

Tree Protection Notes Tree Table

The Diep Residence
15925 Quail Hill Rd
Los Gatos California

Date 2-1-2019
Scale NTS
Drawn DRF
Job Diep
Sheet L2.0
Of . Sheets