

**TOWN OF LOS GATOS
PLANNING COMMISSION AGENDA
MAY 27, 2020
110 EAST MAIN STREET
LOS GATOS, CA**

*Melanie Hanssen, Chair
Kathryn Janoff, Vice Chair
Mary Badame, Commissioner
Jeffrey Barnett, Commissioner
Kendra Burch, Commissioner
Matthew Hudes, Commissioner
Reza Tavana, Commissioner*

PARTICIPATION IN THE PUBLIC PROCESS

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

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

Deadlines for Public Comment and Presentations are as follows:

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

Planning Commission meetings are broadcast Live on KCAT, Channel 15 (on Comcast) on the 2nd and 4th Wednesdays at 7:00 p.m.

Live and Archived Planning Commission meetings can be viewed by going to:

<https://www.kcat.org/government-meetings>

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

**TOWN OF LOS GATOS
PLANNING COMMISSION AGENDA
MAY 27, 2020
7:00 PM**

IMPORTANT NOTICE REGARDING MAY 27, 2020 PLANNING COMMISSION MEETING

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

PARTICIPATION

If you are interested in providing oral comments real-time during the meeting, you must make a request in advance **prior to the time the Chair calls the item for Public Comment** to obtain the Zoom link and password for the meeting. Please email PlanningComment@losgatosca.gov to obtain the link and password.

During the meeting:

- When the Chair announces the item for which you wish to speak, click the “raise hand” feature in Zoom. If you are participating by phone on the Zoom app, press *9 on your telephone keypad to raise your hand. If you are participating by calling in, without a Zoom app, you must notify the Community Development Director at PlanningComment@losgatosca.gov which item(s) you would like to speak on prior to 7:00 p.m. the day of the meeting.
- When called to speak, please limit your comments to three (3) minutes, or such other time as the Chair may decide, consistent with the time limit for speakers at a Planning Commission meeting.

If you are unable to participate in real-time, you may send an email to PlanningComment@losgatosca.gov with the subject line “Public Comment Item #__” (insert the item number relevant to your comment) or “Verbal Communications – Non Agenda Item.” Comments will be reviewed and distributed before the meeting if received by 5:00 p.m. on the day of the meeting. All comments received will become part of the record. The Chair has the option to modify this action on items based on comments received.

REMOTE LOCATION PARTICIPANTS

The following Planning Commissioners are listed to permit them to appear electronically or telephonically at the Planning Commission meeting: CHAIR MELANIE HANSEN, VICE CHAIR JANOFF, COMMISSIONER BADAME, COMMISSIONER BARNETT, COMMISSIONER BURCH, COMMISSIONER HUDES, COMMISSIONER TEVANA. All votes during the teleconferencing session will be conducted by roll call vote.

MEETING CALLED TO ORDER

ROLL CALL

VERBAL COMMUNICATIONS (*Members of the public are welcome to address the Planning Commission on any matter that is not listed on the agenda consistent with the Participation instructions contained on page 2 of this agenda. To ensure all agenda items are heard and unless additional time is authorized by the Chair, this portion of the agenda is limited to 30 minutes and no more than three (3) minutes per comment. In the event additional comments were not able to be heard during the initial Verbal Communications portion of the agenda, an additional Verbal Communications will be opened prior to adjournment.*)

PUBLIC HEARINGS (*Applicants/Appellants, their representatives, and members of the public wishing to address the Council on any Public Hearing item should make a request in advance to obtain the Zoom link for this meeting by following the Participation instructions contained on page 2 of this agenda. Applicants/Appellants and their representatives may be allotted up to a total of five minutes maximum for opening statements. Members of the public may be allotted up to three minutes to comment on any public hearing item. Applicants/Appellants and their representatives may be allotted up to a total of three minutes maximum for closing statements. Items requested.*)

- [1.](#) Consider Approval of a Request for Construction of an Addition to an Existing Commercial Building Requiring a Variance to Exceed Floor Area Ratio (FAR) Standards on Property Zoned C-2, Located at 59 N. Santa Cruz Avenue. APN 510-44-029. Variance Application V-19-003. Property Owner/Applicant: Bean Avenue Associates.
- [2.](#) Consider Approval of a Request for Demolition of an Existing Single-family Residence, Construction of a New Single-family Residence, and Site Improvements Requiring a Grading Permit on Property Zoned HR-2½ Located at 15310 Suview Drive. APN 537-24-024. Architecture and Site Application S-19-025. Property Owners: James and Holly Vergara. Applicant: Camargo and Associates, Inc. Project Planner: Sean Mullin.
- [3.](#) Forward a Recommendation to the Town Council for Approval of Amendments to Chapter 29 (Zoning Regulations) of the Town Code Regarding Vehicle Sales, Town Wide. Town Code Amendment Application A-20-003. Applicant: Town of Los Gatos

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 on the official Town of Los Gatos website.

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



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 05/27/2020

ITEM NO: 1

DATE: May 22, 2020
TO: Planning Commission
FROM: Joel Paulson, Community Development Director
SUBJECT: Consider Approval of a Request for Construction of an Addition to an Existing Commercial Building Requiring a Variance to Exceed Floor Area Ratio (FAR) Standards on Property Zoned C-2, Located at 59 N. Santa Cruz Avenue. APN 510-44-029. Variance Application V-19-003. Property Owner/Applicant: Bean Avenue Associates.

Deemed complete: February 6, 2020
Final date to take action: August 6, 2020

RECOMMENDATION:

Consider approval of a request for construction of an addition to an existing commercial building requiring a Variance to exceed Floor Area Ratio (FAR) standards on property zoned C-2, located at 59 N. Santa Cruz Avenue.

PROJECT DATA:

General Plan Designation: Central Business District
Zoning Designation: Central Business District, C-2
Applicable Plans & Standards: General Plan; Commercial Design Guidelines
Parcel Size: 11,270 square feet
Surrounding Area:

	Existing Land Use	General Plan	Zoning
North	Commercial	Central Business District	C-2
East	Commercial	Central Business District	C-2
South	Commercial	Central Business District	C-2
West	Commercial	Medium Density Residential	C-2

PREPARED BY: Sean Mullin, AICP
Associate Planner

Reviewed by: Planning Manager and Community Development Director

CEQA:

The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15301: Existing Facilities.

FINDINGS:

- As required, the project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15301: Existing Facilities.
- As required by Section 29.20.170 of the Town Code for granting a Variance application to exceed floor area ratio (FAR) standards.
- That the proposed project is consistent with the applicable Commercial Design Guidelines.

ACTION:

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

BACKGROUND:

The subject site is located on the southwest corner of N. Santa Cruz and Bean Avenues (Exhibit 1). The subject property is approximately 11,270 square feet, and is developed with a two-story, 14,786-square-foot commercial building. The existing building, constructed in 1974, is nonconforming as it exceeds the current maximum allowable FAR standards in the C-2 zone, established in 1976 and revised in 1984.

The project is being considered by the Planning Commission as the applicant is requesting approval of a Variance to exceed the maximum allowable FAR standards for the construction of an addition to accommodate a new elevator within the interior courtyard of the building. The addition would add 63 square feet to the building, increasing the FAR from 1.282 to 1.287, where a FAR of 0.60 is allowed in the C-2 zone.

PROJECT DESCRIPTION:

A. Location and Surrounding Neighborhood

The subject property is located on the southwest corner of N. Santa Cruz and Bean Avenues (Exhibit 1) and is developed with a two-story, 14,786-square-foot, commercial building. The surrounding area is primarily commercial with single-family residential and educational uses located beyond the immediately adjacent properties to the west.

PROJECT DESCRIPTION (continued):

B. Project Summary

The applicant is requesting approval of a Variance to exceed the maximum allowable FAR standards for the construction of an addition to accommodate a new elevator within the interior courtyard of the building. The addition would add 63 square feet to the building, increasing the FAR from 1.282 to 1.287, where a FAR of 0.60 is allowed in the C-2 zone.

C. Zoning Compliance

The first-floor retail and second-floor office uses are allowed uses in the C-2 zone, and the footprint of the proposed addition meets the required setbacks and height limitations of the zone. As described above the applicant is requesting a Variance to exceed the maximum allowable FAR standards in the C-2 zone.

DISCUSSION:

A. Project Summary

The applicant is proposing to construct a two-story addition located within the interior courtyard area of the building. The addition would accommodate an elevator providing access to the building’s second floor. The proposed addition of 63 square feet would increase the floor area of the building from 14,786 square feet to 14,849 square feet, where 6,623 square feet is currently allowed with a FAR of 0.60. The proposed addition would not be visible from the street, given that it would be located within the interior courtyard area, and the top of the roof of the addition would be lower than the top of the roof of the existing building. All new exterior materials would match existing exterior materials.

Floor Area Summary		
	Square Footage	Floor Area Ratio (FAR)
Maximum Allowed	6,623	0.60
Upper Floor	7,740	--
Main Floor	7,046	--
Total (Existing)	14,786	1.282
Addition	63	--
Total (Proposed)	14,849	1.287

DISCUSSION (continued):

B. Variance - Floor Area Ratio

Section 29.60.345 of the Town Code states that the expansion of gross floor area of an existing building in the C-2 zone shall not exceed a FAR of sixty-hundredths (0.60). The existing FAR of the two-story building is 1.282 and exceeds the maximum allowable FAR standards. The project includes an addition of 63 square feet, which would increase the FAR to 1.287. The applicant is requesting a Variance to exceed the maximum allowable FAR standards in the C-2 zone to accommodate a new elevator. The property owner and applicant have provided several Letters of Justification for the request (Exhibits 4 and 5), citing the construction date of the building, the need for access to the second floor, and structural constraints of locating the elevator where it would not increase the FAR.

As required by Section 29.20.170 of the Town Code, the deciding body, on the basis of the evidence submitted at the hearing, may grant a Variance if it can make the following findings.

1. Because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of the ordinance deprives such property of privileges enjoyed by other properties in the vicinity and under identical zone; and
2. The granting of a variance would not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone which such property is situated.

The applicant has submitted letters of justification outlining the need for elevator access to the second floor of the building (Exhibits 4 and 5). The letters reference the Americans with Disabilities Act of 1990 (ADA), which requires that elevators or lifts be incorporated into most multi-story buildings constructed after 1990. ADA law sets the minimum standards for accessibility and requires public accommodations to remove barriers in existing buildings where it is easy to do so without much difficulty or expense. The applicant is proposing to install an elevator for the existing building, which was constructed in 1974, and has summarized the structural and aesthetic constraints of alternative locations for the elevator that would not increase the FAR. Given the special circumstance of access requirements and the constraints presented by the existing building, granting of the Variance to exceed the maximum allowable FAR standards in the C-2 zone would be consistent with the privileges enjoyed by other properties in the vicinity under the same zone without increasing leasable floor area, and would not constitute a grant of special privilege.

DISCUSSION (continued):C. Neighborhood Compatibility

The immediate area is made up of one- and two-story commercial buildings. Based on Town and County records, the surrounding buildings' FARs range from 0.383 to 0.968. The Neighborhood Analysis table below reflects the current conditions of the immediate area.

FAR Comparison - Neighborhood Analysis					
Address	Zoning	Building Areas	Gross Lot Area	FAR	No. of Stories
40 N. Santa Cruz Avenue	C-2	8,631	8,918	0.968	1
41 N. Santa Cruz Avenue	C-2	7,454	10,070	0.740	1
52 N. Santa Cruz Avenue	C-2	4,401	9,341	0.471	1
56 N. Santa Cruz Avenue	C-2	6,440	8,250	0.781	1
57 N. Santa Cruz Avenue	C-2	6,574	12,827	0.513	1
58 N. Santa Cruz Avenue	C-2	1,736	2,897	0.599	1
100 N. Santa Cruz Avenue	C-2	5,329	9,035	0.590	1
105 N. Santa Cruz Avenue	C-2	4,876	12,733	0.383	1
111 N. Santa Cruz Avenue	C-2	3,000	4,087	0.734	1
211 Bean Avenue	C-2	3,605	5,600	0.644	2
59 N. Santa Cruz Avenue (e)	C-2	14,786	11,538	1.282	2
59 N. Santa Cruz Avenue (p)	C-2	14,849	11,538	1.287	2
Bold – Exceeds maximum allowable FAR of 0.60 for the C-2 zone					

The proposed project would continue to be the largest for FAR in the neighborhood. Six out of the 11 existing properties listed above, including the existing nonconforming building, exceed the maximum allowable FAR of 0.60 in the C-2 zone.

D. CEQA Determination

The project is Categorical Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15301: Existing Facilities.

PUBLIC COMMENTS:

At this time, the Town has not received any public comment.

CONCLUSION:

A. Summary

The applicant is requesting approval of a Variance to exceed the FAR standards in the C-2 zone for the construction of an addition to an existing two-story commercial building to accommodate an elevator. The proposed addition of 63 feet would increase the FAR from 1.282 to 1.287, where a maximum FAR of 0.60 is allowed in the C-2 zone. The project is otherwise consistent with the Zoning Requirements, General Plan, and applicable Commercial Design Guidelines.

B. Recommendation

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

1. Make the finding that the proposed project is Categorically Exempt, pursuant to the adopted Guidelines for the implementation of the California Environmental Quality Act, Section 15301: Existing Facilities (Exhibit 2);
2. Make the findings as required by Section 29.20.170 of the Town Code for granting a Variance to exceed the maximum allowable FAR (Exhibit 2);
3. Make the finding that the project complies with the applicable Commercial Design Guidelines (Exhibit 2);
4. Approve Variance application V-19-003 with the conditions contained in Exhibit 3 and the development plans in Exhibit 7.

C. Alternatives

Alternatively, the Commission can:

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

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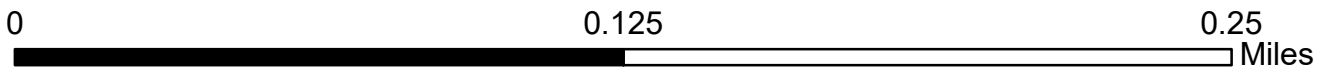
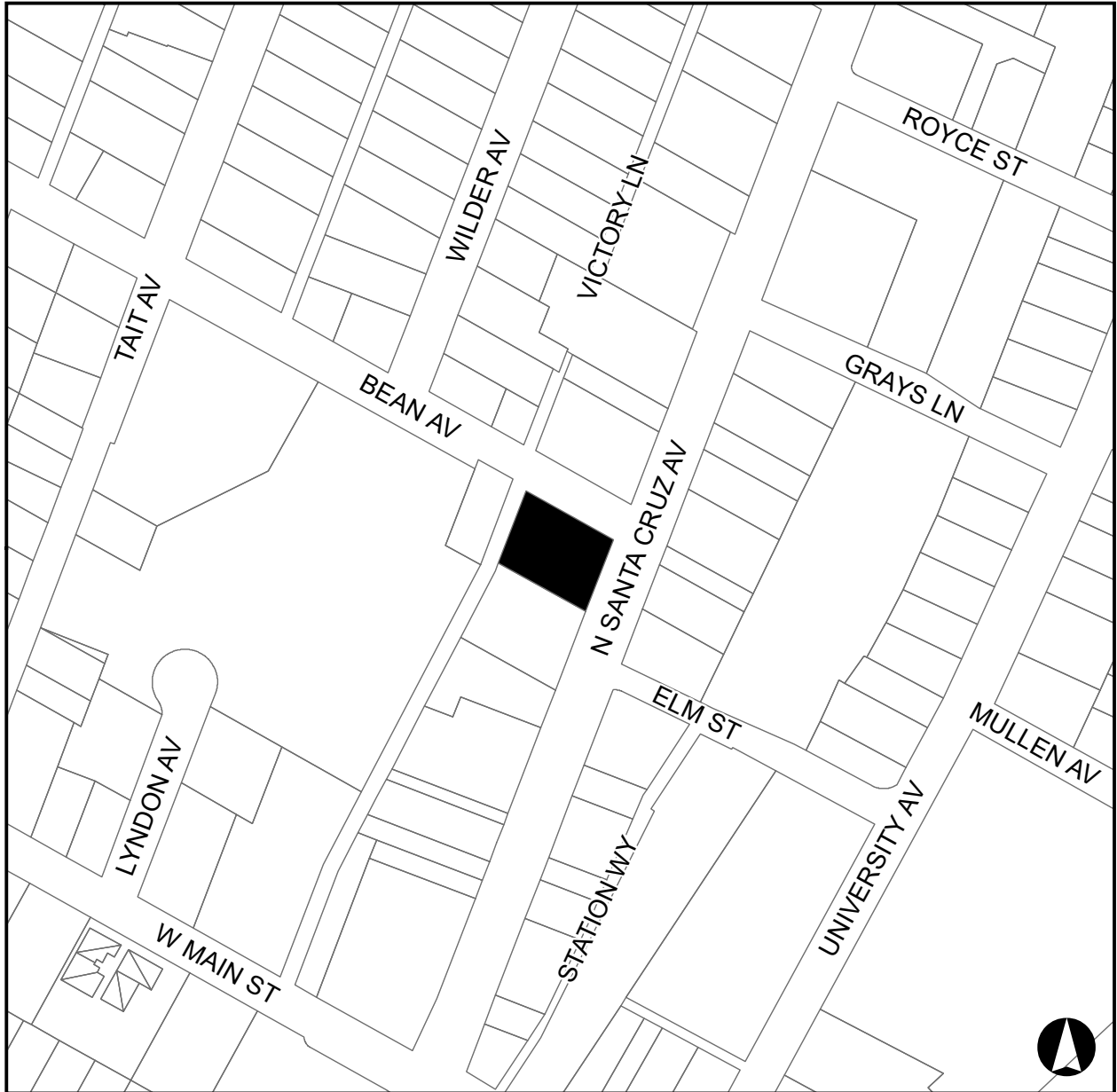
SUBJECT: 59 N. Santa Cruz Avenue /V-19-003

DATE: May 22, 2020

EXHIBITS:

1. Location Map
2. Required Findings and Considerations
3. Recommended Conditions of Approval
4. Property owner's Letters of Justification, received December 2, 2019 and December 9, 2019
5. Applicant's Letters of Justification, received December 9, 2019
6. Photos of the site, received December 9, 2019
7. Development Plans, received January 13, 2020

59 N. Santa Cruz Avenue



**PLANNING COMMISSION – May 27, 2020
REQUIRED FINDINGS & CONSIDERATIONS FOR:**

**59 N Santa Cruz Avenue
Variance Application V-19-003**

Requesting approval for construction of an addition to an existing commercial building to exceed floor area ratio (FAR) standards on property zone C-2 located at 59 N. Santa Cruz Avenue (APN 510-44-029).

Property Owner/Applicant: Bean Avenue Associates.

FINDINGS

Required findings for CEQA:

- The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15301: Existing Facilities.

Required findings for granting a Variance application to exceed the maximum allowable FAR:

- As required by Section 29.20.170 of the Town Code for granting a Variance application:
 - (1) Because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of this ordinance deprives such property of privileges enjoyed by other properties in the vicinity and under identical zone; and
 - (2) The granting of a variance would not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone which such property is situated.

Commercial Design Guidelines:

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

PLANNING COMMISSION – May 27, 2020
CONDITIONS OF APPROVAL

59 N Santa Cruz Avenue
Variance Application V-19-003

Requesting approval for construction of an addition to an existing commercial building to exceed floor area ratio (FAR) standards on property zone C-2 located at 59 N. Santa Cruz Avenue (APN 510-44-029).

Property Owner/Applicant: Bean Avenue Associates.

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. OUTDOOR LIGHTING: Exterior lighting shall be kept to a minimum and shall be down directed fixtures that will not reflect or encroach onto adjacent properties. No flood lights shall be used unless it can be demonstrated that they are needed for safety or security.
4. GENERAL: All existing trees shown on the plan and trees required to remain or to be planted are specific subjects of approval of this plan and must remain on the site.
5. TREE REMOVAL PERMIT: A Tree Removal Permit shall be obtained for any Town-regulated trees to be removed, prior to the issuance of a building or grading permit.
6. TREE FENCING: Protective tree fencing shall be placed at the drip line of existing trees and shall remain through all phases of construction. Fencing shall be six-foot-high chain link attached to two-inch diameter steel posts drive 18 inches into the ground and spaced no further than 10 feet apart. Include a tree protection fencing plan with the construction plans. Any trenching within the dripline of existing trees shall be hand dug.
7. ROOFTOP EQUIPMENT: Any new or modified roof mounted equipment shall be fully screened and painted to match the roof material prior to issuance of an occupancy permit.
8. ARCHAEOLOGICAL RESOURCES AND HUMAN REMAINS:
 - a. In the event that archaeological traces are encountered, all construction within a 50-meter radius of the find will be halted, the Community Development Director will be notified, and an archaeologist will be retained to examine the find and make appropriate recommendations.

EXHIBIT 3

- b. If human remains are discovered, the Santa Clara County Coroner will be notified. The Coroner will determine whether or not the remains are Native American. If the Coroner determines the remains are not subject to his authority, he will notify the Native American Heritage Commission, who shall attempt to identify descendants of the deceased Native Americans.
 - c. If the Community Development Director finds that the archaeological find is not a significant resource, work will resume only after the submittal of a preliminary archaeological report and after provisions for reburial and ongoing monitoring are accepted. Provisions for identifying descendants of a deceased Native American and for reburial will follow the protocol set forth in CEQA Guidelines Section 15064.5(e). If the site is found to be a significant archaeological site, a mitigation program will be prepared and submitted to the Community Development Director for consideration and approval, in conformance with the protocol set forth in Public Resources Code Section 21083.2.
 - d. A final report shall be prepared when a find is determined to be a significant archaeological site, and/or when Native American remains are found on the site. The final report will include background information on the completed work, a description and list of identified resources, the disposition and curation of these resources, any testing, other recovered information, and conclusions.
9. 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.
10. COMPLIANCE MEMORANDUM: A memorandum, in compliance with standard Town practice, shall be prepared and submitted with the building permit detailing how the conditions of approval will be addressed.

Building Division

- 11. PERMITS REQUIRED: A Building Permit will be required for the addition of an elevator to an existing commercial building.
- 12. APPLICABLE CODES: The current codes, as amended and adopted by the Town of Los Gatos as of January 1, 2020, are the 2019 California Building Standards Code, California Code of Regulations Title 24, Parts 1-12.
- 13. 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.
- 14. SIZE OF PLANS: Submit four sets of construction plans, minimum size 24" x 36", maximum size 30" x 42".
- 15. 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.
16. 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.
 17. 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
 18. 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.
 19. SITE ACCESSIBILITY: At least one accessible route within the boundary of the site shall be provided from public transportation stops, accessible parking and accessible passenger loading zones and public streets or sidewalks to the accessible building entrance that they serve. The accessible route shall, to the maximum extent feasible, coincide with the route for the general public. At least one accessible route shall connect all accessible buildings, facilities, elements and spaces that are on the same site.
 20. ACCESSIBLE PARKING: The parking lots, as well as the parking structure, where parking is provided for the public as clients, guests or employees, shall provide handicap accessible parking. Accessible parking spaces serving a particular building shall be located on the shortest accessible route of travel from adjacent parking to an accessible entrance. In buildings with multiple accessible entrances with adjacent parking, accessible parking spaces shall be dispersed and located closest to the accessible entrances.
 21. HAZARDOUS FIRE ZONE: All projects in the Town of Los Gatos require Class A roof assemblies.
 22. 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.
 23. BLUEPRINT FOR A CLEAN BAY SHEET: The Town standard Santa Clara Valley Nonpoint Source Pollution Control Program Sheet (page size same as submitted drawings) shall be part of the plan submittal as the second page. The specification sheet is available at the

Building Division Service Counter for a fee of \$2 or at ARC Blueprint for a fee or online at www.losgatosca.gov/building.

24. 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

TO THE SATISFACTION OF THE SANTA CLARA COUNTY FIRE DEPARTMENT:

25. ELEVATOR FIRE ALARM: The elevator shall be tied into a monitored fire alarm system. Submit 3 sets of drawings, a completed permit application and fees to the Santa Clara County Fire Dept. for approval prior to altering system. [CFC 901.4]. Response letter received by Town of Los Gatos on 1/13/2020 indicates "TMA Fire alarm system will be submitted for permit as noted". Deferred submittal should have been noted on Cover Sheet A-1.
26. FIRE SPRINKLERS REQUIRED: A hydraulic elevator shall be protected by a monitored fire sprinkler system. Submit 3 sets of drawings, a completed permit application and fees to the Santa Clara County Fire Dept. for approval prior to altering system. [CFC 901.4]. Response letter received by Town of Los Gatos on 1/13/2020 indicates "TMA Fire sprinkler system will be submitted for permit as noted". Deferred submittal should have been noted on Cover Sheet A-1.
27. FIRE DEPARTMENT ACCESS: Fire department access to the site, the building, and to all fire protection systems shall be maintained at all times, in accordance with CFC Chapter 5. Response letter received by Town of Los Gatos on 1/13/2020 indicates "TMA Noted."
28. CONSTRUCTION SITE FIRE SAFETY: All construction sites must comply with applicable provisions of the CFC Chapter 33 and our Standard Detail and Specification S1-7. Provide appropriate notations on subsequent plan submittals, as appropriate to the project. [CFC Chp. 33]. Response letter received by Town of Los Gatos on 1/13/2020 indicates "TMA Appropriate notations will be included in future plan submittals."
29. ADDRESS IDENTIFICATION: Address numbers shall be maintained. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. [CFC Sec. 505.1]. Response letter received by Town of Los Gatos on 1/13/2020 indicates "TMA All address numbers shall be maintained as noted."

Bean Avenue Associates

A California General Partnership

RECEIVED

December 2, 2019

DEC 02 2019

Planning/Building Department
Town of Los Gatos
110 East Main Street
Los Gatos, CA 95030

TOWN OF LOS GATOS
BUILDING DIVISION

Re: 59 North Santa Cruz Avenue, Los Gatos (Elevator Permit)

Dear Planning/Building Department Members,

I have been a resident of the Town of Los Gatos since 1969 and am the principal owner and manager of the above-referenced property. I am also a commercial real estate broker and property manager which, I believe, provides me with reasonably broad experience in the matters I offer, below.

On behalf of the partnership, Bean Avenue Associates General Partnership, which owns the property, a two-story mixed use retail and office building, I submitted an application to you for construction of an elevator. The application was submitted through our architect, Terry J. Martin. In my visits to the Department, and in my conversations with the Planners a few weeks ago, I understood a letter from me commenting on the justification for granting a variance enabling the permit process to move forward, would be helpful. To that end, I would like to communicate to you the following:

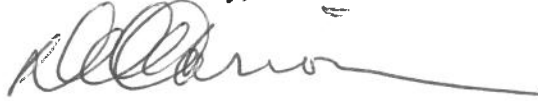
My group has owned the property since 1976, a year after it was constructed. I have managed it since its purchase, through good economic times and not so good. I am certain you are aware, that the building was purchased prior to passage of the Americans With Disabilities Act ("ADA"). Had it been constructed a few years later an elevator would have been required, but, of course, it was not. So now we have to deal with the following:

- Since 1976 many new office buildings have come on stream in Los Gatos. Because the great majority of them have been constructed since ADA they all have elevators
- The result of not having an elevator has resulted in our building becoming less and less competitive
- Because we are less competitive we are having a very difficult time re-renting second floor office space. In past years it was not such an issue, but with an aging population, business offering their services to clients with difficulties in negotiating stairs are now unwilling to consider our building as home for their business. When I receive inquiries most ask if the available office is on the second floor, and if so, is there an elevator. When I reply "Yes" and "No" they politely let me know the space will not work for them
- The only businesses which will consider our second floor space are those who have few clients visiting them. They are not in the majority
- We have had two small spaces (377 square feet and 569 square feet) available since the end of May. I have proposed the spaces to approximately ten prospective tenants. I recall only two

who were interested and for whom lack of an elevator was not a problem. The others remarked that without an elevator they could not consider the offices. Those spaces remain vacant

I ask that you please consider the foregoing in making a decision. It would help us and presumably the Downtown business climate and through tax revenues, the Town. I'm happy to respond to any questions you may have.

Sincerely,

A handwritten signature in black ink, appearing to read 'David P. de Carion', with a long horizontal flourish extending to the right.

David P. de Carion
Managing General Partner

Bean Avenue Associates
a California General Partnership

December 6, 2019

Planning/Building Department
Town of Los Gatos
110 East Main Street
Los Gatos, CA 95030

RECEIVED

DEC 09 2019

TOWN OF LOS GATOS
PLANNING DIVISION

Supplemental Letter of Justification Re: 59 North Santa Cruz Avenue, Los Gatos (Elevator Permit)

Dear Planning/Building Department Members,

On December 2 of this year I delivered to you a letter expressing my thoughts on why I believe the Town should approve our application for variance to build the proposed elevator at the above address. There are additional reasons which I would now like to express, as follows:

- First, the parcel was platted nearly 100 years ago. At that time perceived needs of the public and of the governing municipal authority were different. They have evolved today and now emphasize incorporating natural landscape materials, light, minimizing the impact of traffic, adequate parking, consideration of ease of access for older and disabled persons, as well as other elements, into any parcel development plan. Despite its age, the subject building exhibits many of these elements, except perhaps the pre-ADA requirements for ease of access for disabled and older persons.
- The application before you asks that this missing element be addressed by permitting construction of an elevator in the interior courtyard. It is an element that would not bestow any special privilege on the owners or on the property, inasmuch as many other buildings in the area, in fact, **ALL** other two story buildings built in the downtown area since 1990, the year the ADA act was passed, enjoy the same privilege; such "privilege" is now required in all commercial two-story construction under State and Federal law.
- Due to the configuration of the building on the property, there is no other way to ease the burden of older and disabled persons wishing to avail themselves of services provided by businesses located on the second floor of the building.
- The elevator would not be visible from outside the building and it would not impact any other building nearby.

Please consider the foregoing when you deliberate the granting of the variance.

Sincerely,

David P. de Carion
Managing General Partner



December 9, 2019

Maria Lopez-Chavarin
Los Gatos Planning Department
110 East Main Street
Los Gatos, CA 95030

RE: Letter of Justification
59 N Santa Cruz Ave
Addition of Elevator
APN: 510-44-029

RECEIVED
DEC 09 2019
TOWN OF LOS GATOS
PLANNING DIVISION

To Maria & Whomever it May Concern on Planning Staff:

Per the request of the Town of Los Gatos; we offer this Letter of Justification for the addition of an accessible elevator to the existing 2-story commercial building at 59 N Santa Cruz Ave. We ask for an increase in allowable floor area ratio (FAR) in order to complete our project.

This proposed addition is only for providing vertical accessibility to the upper level. In today's society we need to and should provide ADA access to our buildings and our businesses.

We looked at adding the elevator to the front of the building, but we found too many aesthetic and compatibility issues. We also looked at carving into existing suite areas, but stacking and structural framing became problematic.

We feel that adding the elevator in the open courtyard works well for access around the existing structure and building of the actual elevator shaft. Most importantly, this location is not visible from the public street, nor does it add exterior mass to the street facing facades. This location allows us to blend in with the existing structure and character.

Thank you for your consideration of our voluntary accessibility upgrade.

Sincerely,

Terry J. Martin, A.I.A.

View #1 - East Elevation - N Santa Cruz Ave



RECEIVED

DEC 09 2019

TOWN OF LOS GATOS
PLANNING DIVISION

View #2 - Northeast Corner - N Santa Cruz Ave & Bean Ave



View #3 - Northwest Corner - Bean Ave & Victory Ln



View #4 - West Elevation - Victory Ln



Views #5 & #6 - Proposed Elevator Location - Interior Courtyard



59 N. SANTA CRUZ AVE ELEVATOR ADDITION TENANT IMPROVEMENT

59 N. Santa Cruz Ave
Los Gatos, CA 95030

61 East Main Street, Suite D
Los Gatos, CA 95030
Phone: 408-595-8016
terry@tmarch.com

TERRY J. MARTIN ASSOCIATES, A.I.A.
RESIDENTIAL & COMMERCIAL ARCHITECTURE
License # 623221

Revisions & Dates	
1	01/13/2020
2	12/09/2019

Date: _____

Variance Request Resubmittal
Variance Request Submittal

Rev. Description

ABBREVIATIONS

&	And	(E)	Existing	Perp. ⊥	Perpendicular
∠	Angle	Eq	Equal	PH	Panic Hardware
∅	Diameter	EW	Each Way	PL	Plate
°	Degree (Angle, Bearing, Temp)	Exh	Exhaust	Plam	Plastic Laminate
Δ	Delta, Revision	Exp	Expansion, Expanding	Plmkg	Plumbing
Δ	Delta, Revision	Ext	Exterior	PLY	Plywood
Δ	Delta, Revision	Fab	Fabricate, Fabrication	Plnd	Panel
Δ	Delta, Revision	FD	Floor Drain	Pol	Polished
Δ	Delta, Revision	Fgn	Foundation	Pf	Prefab
Δ	Delta, Revision	FE, FEC	Fire Extinguisher, FE Cabinet	PF	Prefabricated
Δ	Delta, Revision	FF	Finish Floor	PS	Pounds Per Square Foot
Δ	Delta, Revision	FG	Flange	PSI	Pounds Per Square Inch
Δ	Delta, Revision	FI	Fire Hydrant	PT	Point, Pressure Treated
Δ	Delta, Revision	FHD	Feminine Hygiene Dispenser	P/D	Paper Towel Dispenser
Δ	Delta, Revision	FHR	Feminine Hygiene Receptacle	Ptn	Partition
Δ	Delta, Revision	Fin	Finish	R	Riser
Δ	Delta, Revision	Fl	Floor	(R)	Replaced, Relocated
Δ	Delta, Revision	FOC	Face Of Concrete	Rad	Radial, Radius
Δ	Delta, Revision	FOP	Face Of Finish	RCF	Reflected Ceiling Plan
Δ	Delta, Revision	FRP	Face Of Stud	Rd	Roof Drain
Δ	Delta, Revision	FRP	Fiberglass Reinforced Panel	Rd	Riser
Δ	Delta, Revision	FS	Fire Stop	Recept	Receptacle
Δ	Delta, Revision	FT	Foot, Feet	Ref	Reference
Δ	Delta, Revision	Fig	Footing	Reqd	Required
Δ	Delta, Revision	Fing	Furring	Reqts	Requirements
Δ	Delta, Revision	Fut	Future	Resil	Resilient
Δ	Delta, Revision	FV	Field Verify	Rev	Revision
Δ	Delta, Revision	GA	Gauge	Rm	Room
Δ	Delta, Revision	Gal	Gallon	RV	Roof Vent
Δ	Delta, Revision	Galv	Galvanized	RWL	Rain Water Leader
Δ	Delta, Revision	GB	Grab Bar	S	South
Δ	Delta, Revision	GC	General Contractor	SAD	See Architectural Drawings
Δ	Delta, Revision	GD	Garbage Disposal	San	Sanitary
Δ	Delta, Revision	GL	Glass	SASM	Self Adhered Sheet Membrane
Δ	Delta, Revision	Gnd	Ground	SC	Solid Core
Δ	Delta, Revision	GSM	Galvanized Sheet Metal	SCD	Seat Cover Dispenser
Δ	Delta, Revision	Gyp	Gypsum	Sched	Schedule
Δ	Delta, Revision	HB	Handle	Sec. Sect	Section
Δ	Delta, Revision	Hd	Head	Sf	Square Foot, Feet
Δ	Delta, Revision	Hdr	Header	Shwr	Shower
Δ	Delta, Revision	Hdw	Hardware	Sim	Similar (To)
Δ	Delta, Revision	Hdwr	Hardware	SJ	Seismic Joint
Δ	Delta, Revision	He	High Efficacy	SLL	See Landscape Drawings
Δ	Delta, Revision	Hgr	Hanger	SM	Sheet Metal
Δ	Delta, Revision	Hgr, Hngr	Hollow Metal	SM	Sheet Metal Screw
Δ	Delta, Revision	Horiz	Horizontal	Spec(s)	Specification(s)
Δ	Delta, Revision	Ht	Height	Sq Ft	Square Foot, Feet
Δ	Delta, Revision	HVAC	Heat Vent & Air Conditioning	Sq Yd	Square Yard(s)
Δ	Delta, Revision	ID	Inside Diameter	Sym	Symmetrical
Δ	Delta, Revision	Inch	Inch	T	Tread
Δ	Delta, Revision	Incl	Included(s), Including	T&B	Top And Bottom
Δ	Delta, Revision	Info	Information	T&C	To Be Confirmed
Δ	Delta, Revision	Insul	Insulation	T&S	To Be Selected
Δ	Delta, Revision	Instr	Instruction	T&T	To Be Taken
Δ	Delta, Revision	Int	Interior	Temp	Temperature
Δ	Delta, Revision	Jan	Janitor	Temp	Temperature
Δ	Delta, Revision	Jbox	Junction Box	Temp	Temperature
Δ	Delta, Revision	Jct	Junction	Temp	Temperature
Δ	Delta, Revision	Jh	Joint Hanger	Temp	Temperature
Δ	Delta, Revision	Jt	Joint	Temp	Temperature
Δ	Delta, Revision	Kit	Kitchen	Temp	Temperature
Δ	Delta, Revision	KW, KWH	Kilowatt, Kilowatt Hour	Temp	Temperature
Δ	Delta, Revision	Lav	Lavatory	Temp	Temperature
Δ	Delta, Revision	Lbr	Lib	Temp	Temperature
Δ	Delta, Revision	Lbs	Pound, Pounds	Temp	Temperature
Δ	Delta, Revision	LF	Linear Feet, Linear Feet	Temp	Temperature
Δ	Delta, Revision	Lin	Linear, Linear	Temp	Temperature
Δ	Delta, Revision	Lgt	Light	Temp	Temperature
Δ	Delta, Revision	Lvr	Louver	Temp	Temperature
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Δ	Delta, Revision	Magn	Magnet	Temp	Temperature
Δ	Delta, Revision	Max	Maximum	Temp	Temperature
Δ	Delta, Revision	Mch	Machine	Temp	Temperature
Δ	Delta, Revision	Mech	Mechanical	Temp	Temperature
Δ	Delta, Revision	Memb	Member	Temp	Temperature
Δ	Delta, Revision	Mfr, Mfr	Manufacturer	Temp	Temperature
Δ	Delta, Revision	Mir	Mirror	Temp	Temperature
Δ	Delta, Revision	Mir	Mirror	Temp	Temperature
Δ	Delta, Revision	Mntd	Mounted	Temp	Temperature
Δ	Delta, Revision	Mtl	Metal	Temp	Temperature
Δ	Delta, Revision	Mul	Mulch	Temp	Temperature
Δ	Delta, Revision	N	North	Temp	Temperature
Δ	Delta, Revision	NFPS	Not In Contract	Temp	Temperature
Δ	Delta, Revision	Nom	Nominal	Temp	Temperature
Δ	Delta, Revision	Disp	Dispenser, Disposal	Temp	Temperature
Δ	Delta, Revision	Dist	Distance	Temp	Temperature
Δ	Delta, Revision	Dv	Divide, Division	Temp	Temperature
Δ	Delta, Revision	Dn	Down	Temp	Temperature
Δ	Delta, Revision	Dn	Down	Temp	Temperature
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Δ	Delta, Revision	Det	Detail	Temp	Temperature
Δ	Delta, Revision	Dshwasher	Dishwasher	Temp	Temperature
Δ	Delta, Revision	E	East	Temp	Temperature
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Δ	Delta, Revision	Elc	Electrical	Temp	Temperature
Δ	Delta, Revision	Elev	Elevation, Elevator	Temp	Temperature
Δ	Delta, Revision	Emg	Emergency	Temp	Temperature
Δ	Delta, Revision	EN	Edge Nailing	Temp	Temperature
Δ	Delta, Revision	Encl	Enclosure	Temp	Temperature
Δ	Delta, Revision	Eng	Engineer	Temp	Temperature
Δ	Delta, Revision	EP	Electrical Panel	Temp	Temperature
Δ	Delta, Revision	Eq	Equipment	Temp	Temperature
Δ	Delta, Revision	Equip	Equipment	Temp	Temperature

PROJECT TEAM

<u>ARCHITECT</u>	<u>OWNER</u>
TERRY MARTIN ASSOCIATES CA LIC # C-23221 61 E. MAIN STREET, SUITE D LOS GATOS, CA 95030 (408) 395-8016 TERRY J. MARTIN, AIA	BEAN AVENUE ASSOCIATES P.O. BOX 3421 SARATOGA, CA 95070-1421 (408) 888-3362 DAVID DECARION

PROJECT DATA

PROJECT ADDRESS: 59 N. Santa Cruz Ave Los Gatos CA 95030

OWNER: Bean Avenue Associates

APN: 510-044-029

ZONING: C2 - Central Business District Commercial

AREA OF WORK: 63 Sq Ft

BUILDING AREA: 14,786 Sq Ft

TENANT SPACE AREA: 14,559 Sq Ft

STORIES: (E) 2 Stories

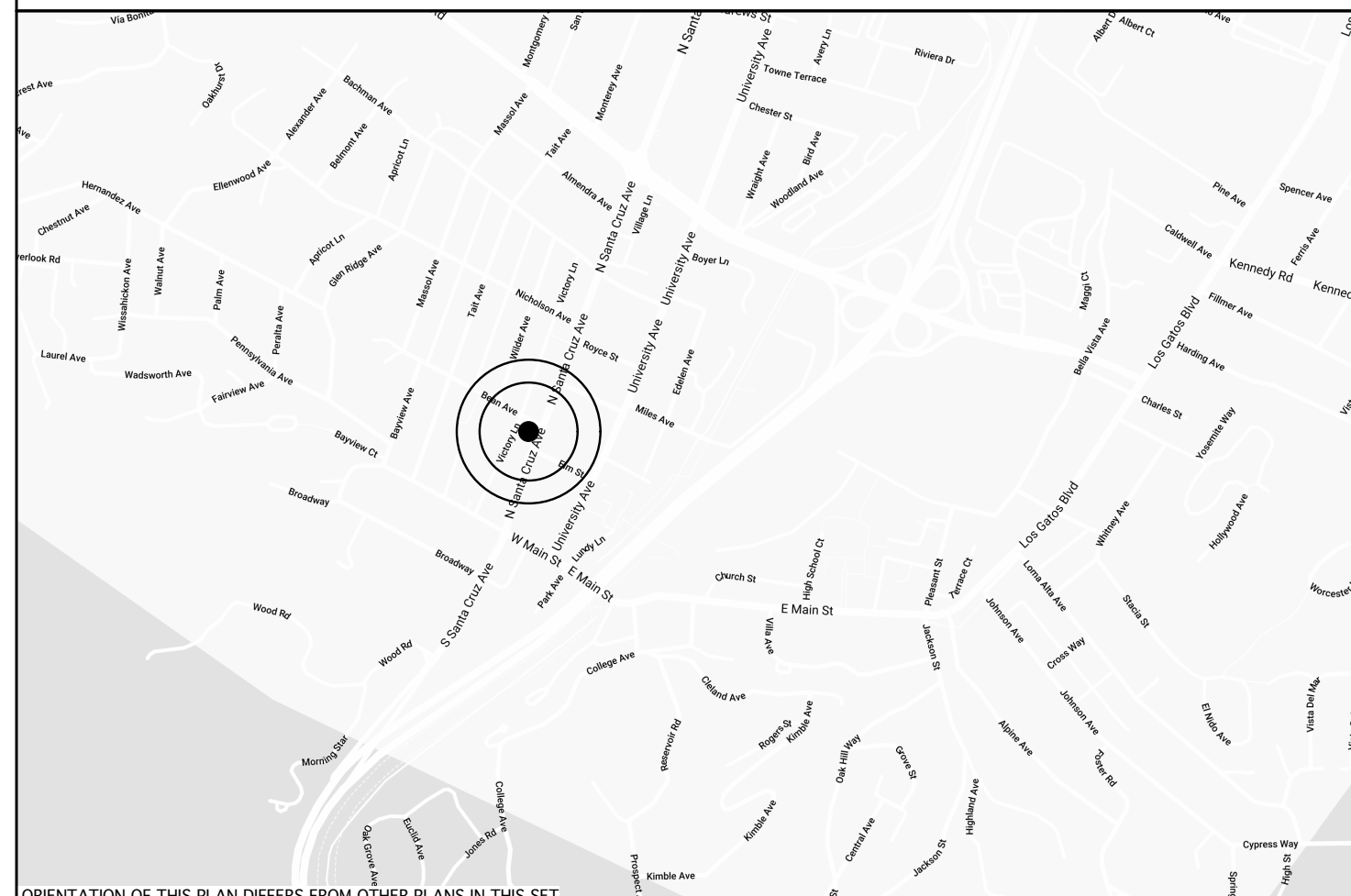
SPRINKLERS: None

CONSTRUCTION TYPE: TYPE III-B

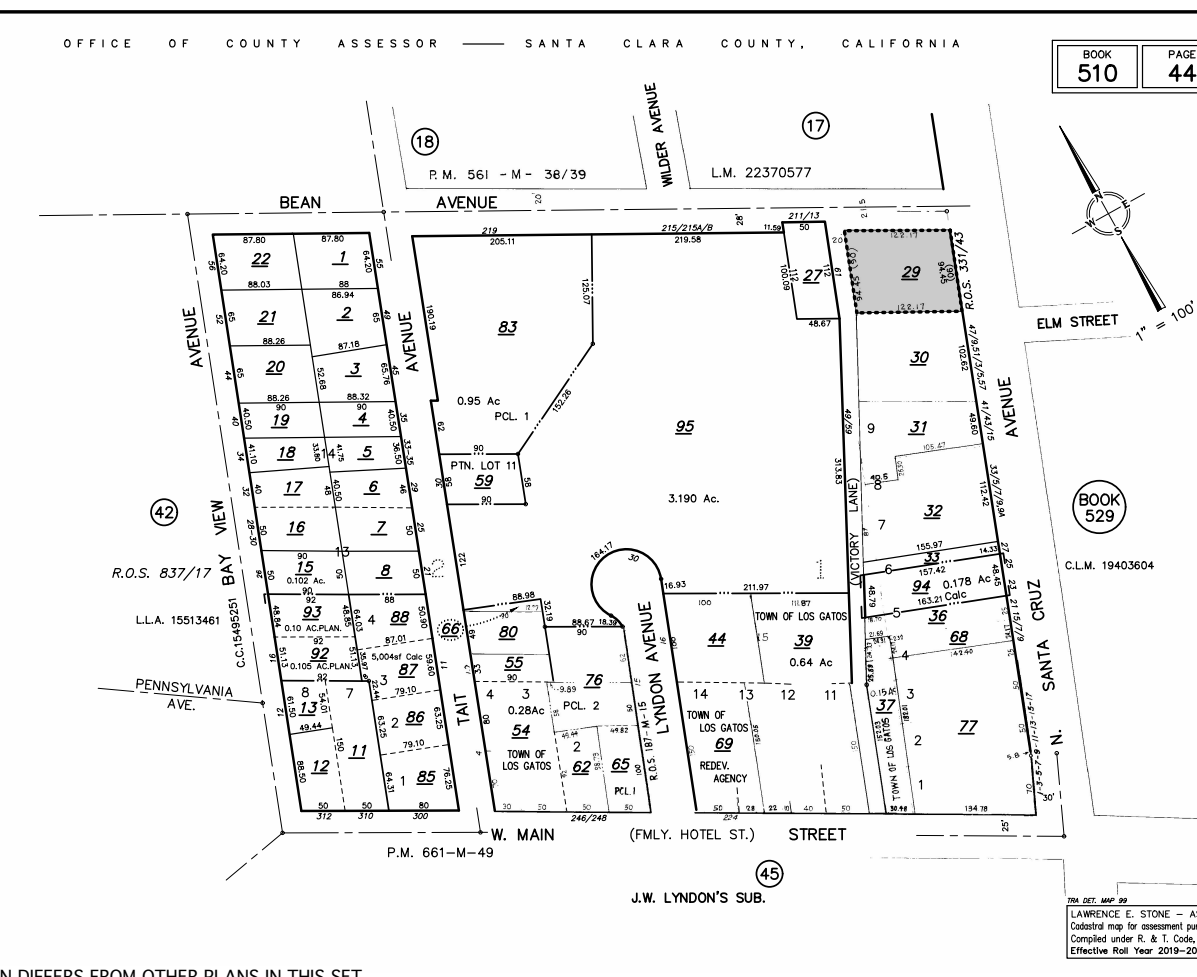
OCCUPANCY GROUPS: B Offices, M Retail
Nonseparated Occupancies / No Separation Required

APPLICABLE CODES: Los Gatos Municipal Code
2019 CA Bldg Code, 2019 CA Elec Code, 2019 CA Mech Code,
2019 CA Plmbg Code, 2019 CA Energy Code, 2019 CA Fire Code,
2019 CalGreen Code, 2019 CA Ref Stds Code
All as amended by The State Of California and Local Jurisdiction(s)

VICINITY MAP



PARCEL MAP



PROJECT SCOPE

- No Exiting Changes, No Occupancy or Use Changes, No Structural Changes
- Protect (E) Shell to Remain
- Provide (N) Accessible Elevator in (E) Courtyard as shown

SHEET INDEX

- A-1 Cover Sheet
- A-2 Schematic Site Plan & Site Details
- A-3.1 Main Level Floor Plan
- A-3.2 Upper Level Floor Plan & Exterior Elevations

Project

**59 N. SANTA CRUZ AVE
ELEVATOR ADDITION
TENANT IMPROVEMENT**

59 N. Santa Cruz Ave
Los Gatos, CA 95030

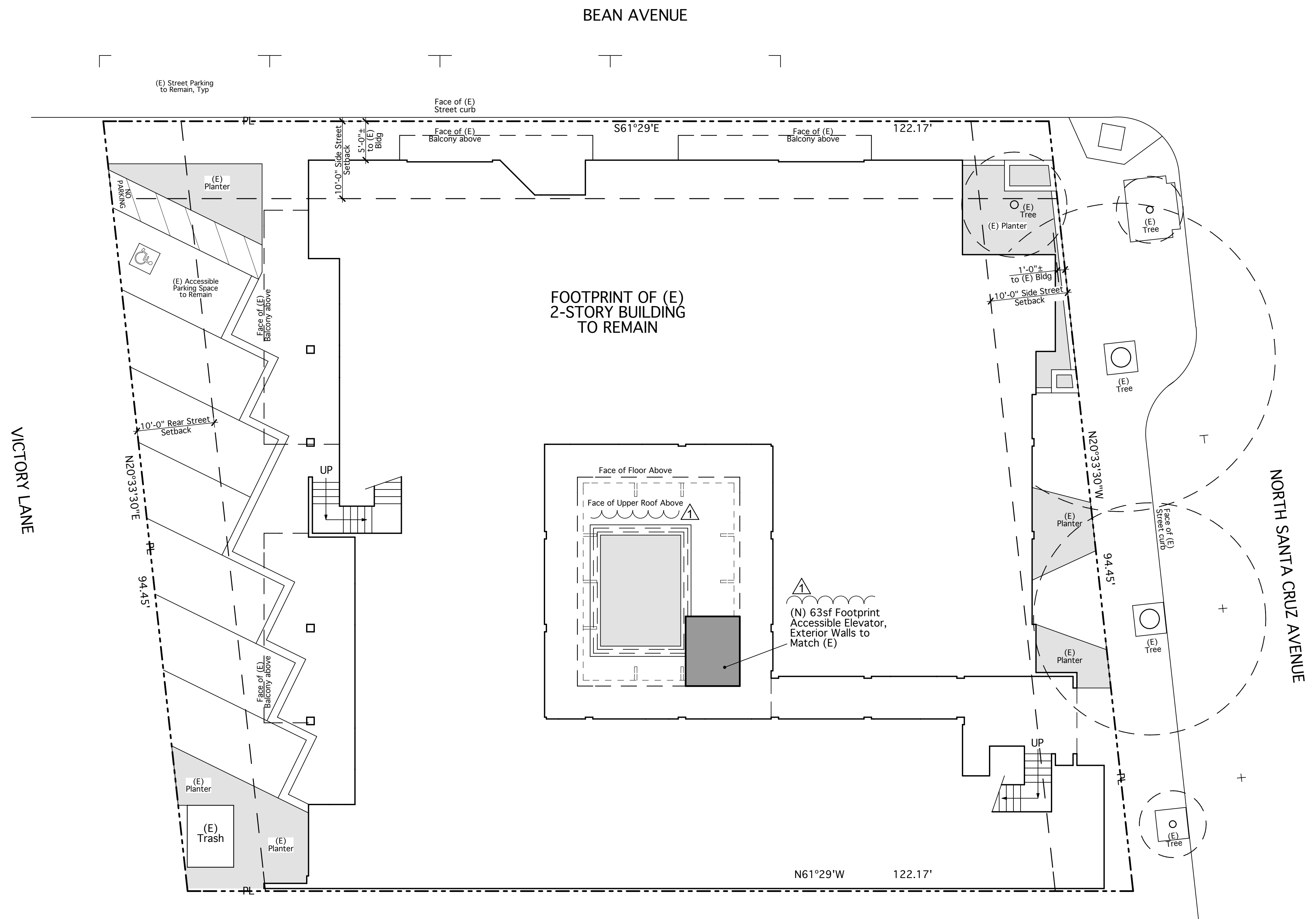
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Project: 18002
Scale: N/A
Drawn by: TJ, RTP

Sheet Title:

COVER SHEET

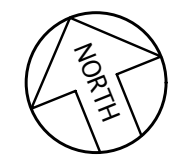
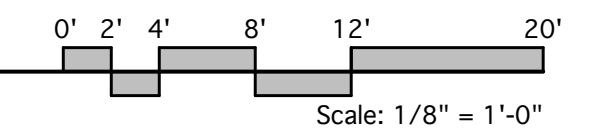
A-1

EXHIBIT 7



SITE PLAN

ALL DIMENSIONS ARE APPROXIMATE AND HAVE BEEN ROUNDED. FIELD VERIFY ALL DIMENSIONS & SITE CONDITIONS PRIOR TO COMMENCING WORK.



APN	510-044-029
Site Area (Gross & Net)	11,538 Sq Ft or 0.26 Acres
Main Level Floor Area - (E) Building Not Including Stairwells	7,046 Sq Ft
Upper Level Floor Area - (E) Building Including Stairwells	7,740 Sq Ft
Total (E) Building Floor Area	14,786 Sq Ft
+ (N) Elevator Not Counting Main Level Footprint	63 Sq Ft
Total (N) Building Floor Area	14,849 Sq Ft
(E) Floor Area Ratio	128.2%
(N) Floor Area Ratio	128.7%
Allowable Floor Area Ratio	60%
Parking Spaces	(E) 6 + 1 Accessible On Site + Street Parking

61 East Main Street, Suite D
Los Gatos, CA 95030
Phone: 408-595-8016
terry@tjma-arch.com

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RESIDENTIAL & COMMERCIAL ARCHITECTURE
License # 622221

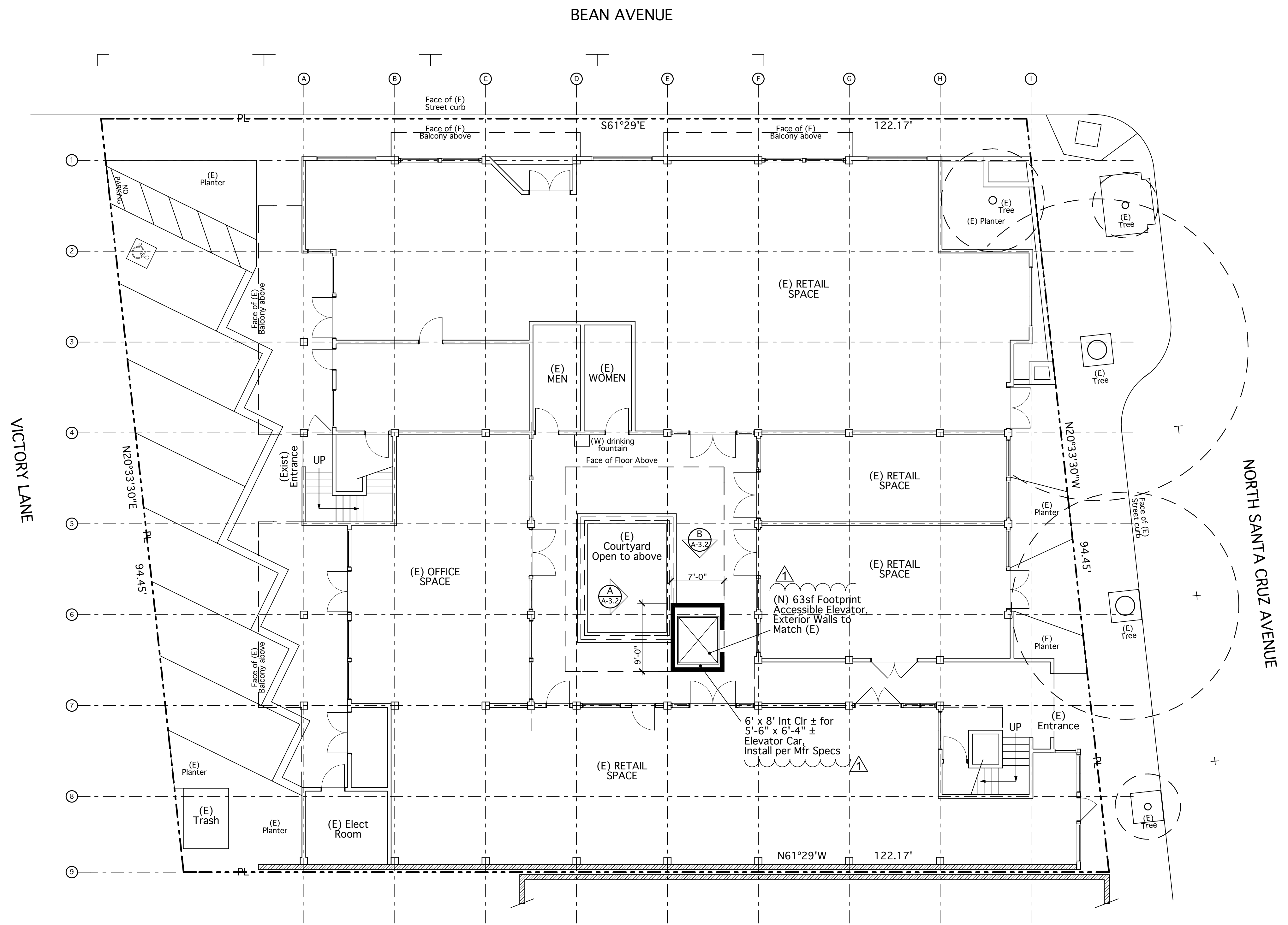
Revisions & Dates	
Rev. Description	Date
Δ Variance Request Resubmittal	01/13/2020
Δ Variance Request Submittal	12/09/2019

59 N. SANTA CRUZ AVE
ELEVATOR ADDITION
TENANT IMPROVEMENT
59 N. Santa Cruz Ave
Los Gatos, CA 95030

Print Date:	1/13/20
Project:	18002
Scale:	1/8" = 1'-0"
Drawn by:	TJ, RTP

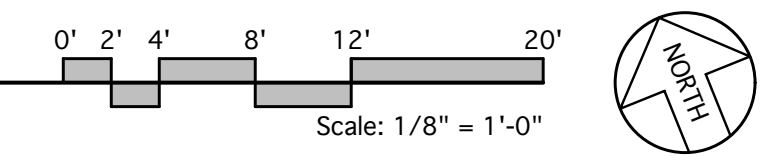
Sheet Title:
SCHEMATIC SITE PLAN

A-2



MAIN LEVEL FLOOR PLAN

ALL DIMENSIONS ARE APPROXIMATE AND HAVE BEEN ROUNDED. FIELD VERIFY ALL DIMENSIONS & SITE CONDITIONS PRIOR TO COMMENCING WORK.



LEGEND	
	(E) WALL / PARTITION TO REMAIN
	(N) PARTITION: ELEVATOR SHAFT

61 East Main Street, Suite D
 Los Gatos, CA 95030
 Phone: 408-595-8016
 terry@tjma-arch.com

TERRY J. MARTIN ASSOCIATES, A.I.A.
 RESIDENTIAL & COMMERCIAL ARCHITECTURE
 License # 623221

Revisions & Dates	
1	Variance Request Resubmittal 01/13/2020
2	Variance Request Submittal 12/09/2019

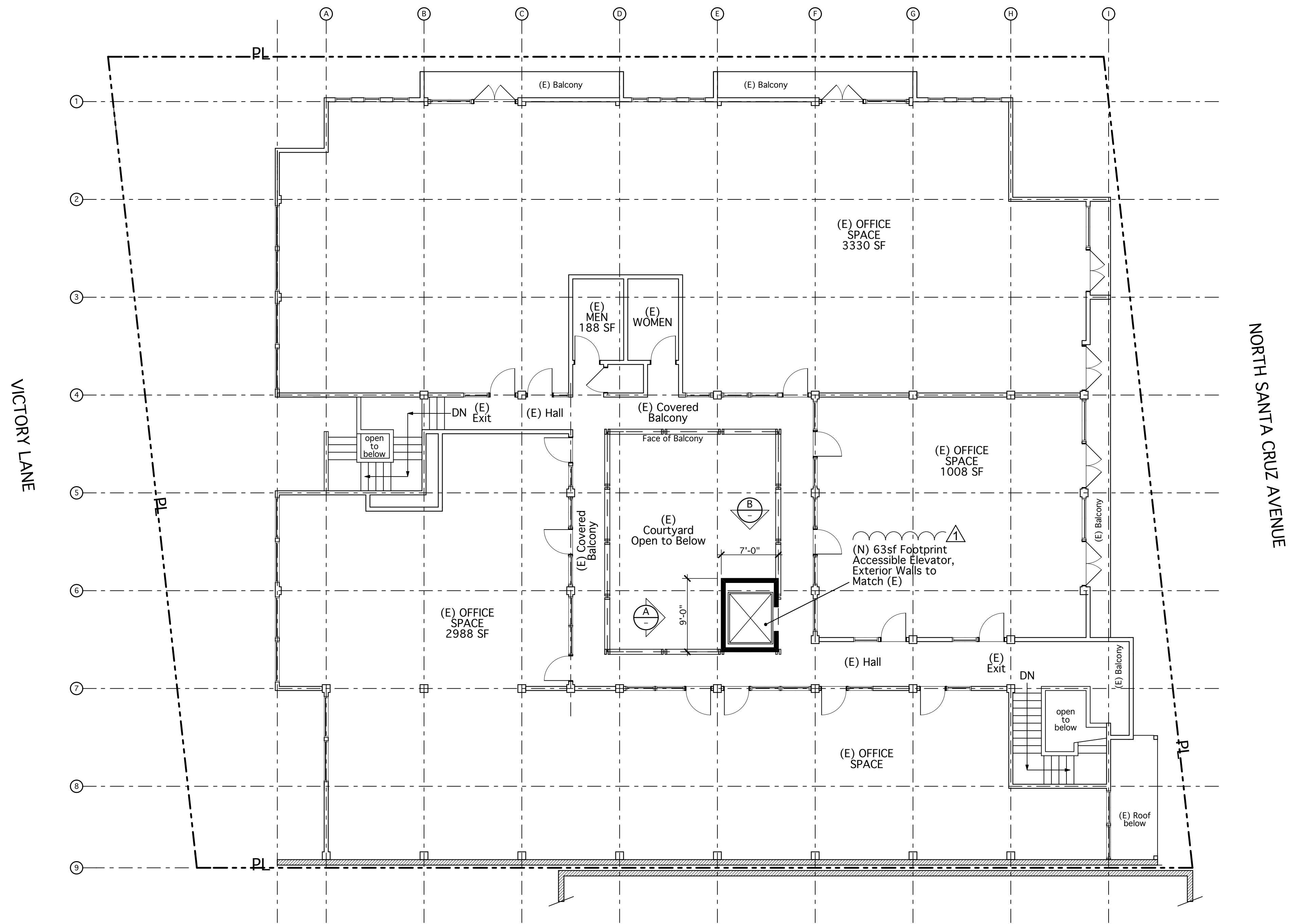
Rev. Description Date:

59 N. SANTA CRUZ AVE
ELEVATOR ADDITION
TENANT IMPROVEMENT
 59 N. Santa Cruz Ave
 Los Gatos, CA 95030

Print Date:	1/13/20
Project:	18002
Scale:	1/8" = 1'-0"
Drawn by:	TJ, RTP

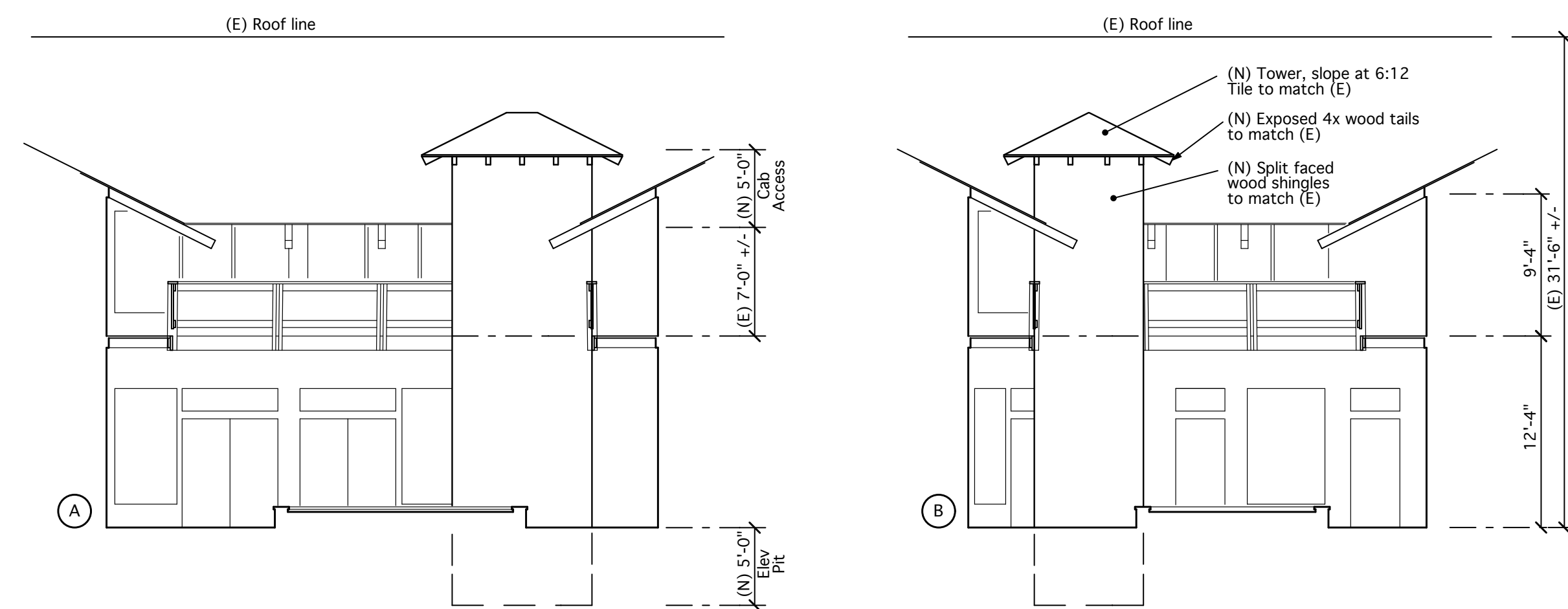
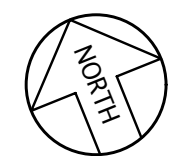
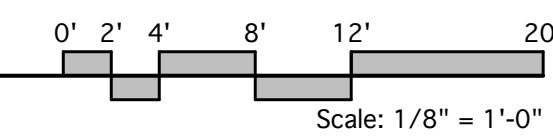
Sheet Title:
MAIN LEVEL FLOOR PLAN

A-3.1



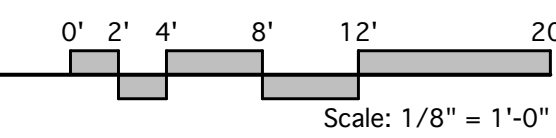
UPPER LEVEL FLOOR PLAN

ALL DIMENSIONS ARE APPROXIMATE AND HAVE BEEN ROUNDED. FIELD VERIFY ALL DIMENSIONS & SITE CONDITIONS PRIOR TO COMMENCING WORK.



EXTERIOR ELEVATIONS

ALL DIMENSIONS ARE APPROXIMATE AND HAVE BEEN ROUNDED. FIELD VERIFY ALL DIMENSIONS & SITE CONDITIONS PRIOR TO COMMENCING WORK.



LEGEND	
	(E) WALL / PARTITION TO REMAIN
	(N) PARTITION: ELEVATOR SHAFT

61 East Main Street, Suite D
Los Gatos, CA 95030
Phone: 408-595-8016
terry@tjma-arch.com

TERRY J. MARTIN ASSOCIATES, A.I.A.
RESIDENTIAL & COMMERCIAL ARCHITECTURE
License # 623221

Revisions & Dates		
1	Variance Request Resubmittal	01/13/2020
2	Variance Request Submittal	12/09/2019

Rev. Description Date:

59 N. SANTA CRUZ AVE
ELEVATOR ADDITION
TENANT IMPROVEMENT
59 N. Santa Cruz Ave
Los Gatos, CA 95030

Print Date: 1/13/20
Project: 18002
Scale: 1/8" = 1'-0"
Drawn by: T.J. RTP

Sheet Title:
UPPER LEVEL FLOOR PLAN & EXTERIOR ELEVATIONS

A-3.2



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 05/27/2020

ITEM NO: 2

DATE: May 22, 2020
TO: Planning Commission
FROM: Joel Paulson, Community Development Director
SUBJECT: Consider Approval of a Request for Demolition of an Existing Single-family Residence, Construction of a New Single-family Residence, and Site Improvements Requiring a Grading Permit on Property Zoned HR-2½ Located at 15310 Suviev Drive. APN 537-24-024. Architecture and Site Application S-19-025. Property Owners: James and Holly Vergara. Applicant: Camargo and Associates, Inc. Project Planner: Sean Mullin.

RECOMMENDATION:

Consider approval of a request for demolition of an existing single-family residence, construction of a new single-family residence, and site improvements requiring a grading permit on property zoned HR-2½ located at 15310 Suviev Drive.

PROJECT DATA:

General Plan Designation: Hillside Residential
Zoning Designation: HR-2½
Applicable Plans & Standards: General Plan; Hillside Development Standards and Guidelines
Parcel Size: 2.59 acres
Surrounding Area:

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

PREPARED BY: Sean Mullin, AICP
Associate Planner

Reviewed by: Planning Manager and Community Development Director

CEQA:

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

FINDINGS:

- As required, the project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15303: New Construction.
- As required, that other than the exception to maximum cut depths, the project complies with the Hillside Development Standards and Guidelines.
- As required, the project complies with the Hillside Specific Plan.

CONSIDERATIONS:

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

ACTION:

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

BACKGROUND:

The subject property is located on the east side of Suviev Drive, approximately 2,500 feet from the intersection of Suviev Drive and Shannon Road (Exhibit 1). The subject property is approximately 2.59 acres (112,820 square feet) and developed with a 1,987 square-foot single-family residence, 932 square-foot guest house, 882 square-foot carport, and swimming pool. The Architecture and Site application has been referred to the Planning Commission because the proposed residence has been deemed visible, as defined by the Hillside Development Standards and Guidelines (HDS&G).

PROJECT DESCRIPTION:

A. Location and Surrounding Neighborhood

The subject property is approximately 2.59 acres, located on the east side of Suviev Drive and developed with a single-family residence, guest house, carport, and swimming pool. Single-family hillside residential development surrounds the property. The existing developed building pad is located close to Suviev Drive and is relatively flat. From the building pad, the property descends approximately 65 feet to the east and ascends

PROJECT DESCRIPTION (continued):

approximately 60 feet to the south. The Least Restrictive Development Area (LRDA) is concentrated in the western portion of the property.

B. Project Summary

The applicant is proposing to construct a new 5,203 square-foot one-story single-family residence with an attached 927 square-foot garage (Exhibit 9). The proposed residence would be located within the area of the existing development and within the LRDA. The proposed residence would be at least 54 percent visible from the viewing area located at Blossom Hill Road and Los Gatos Boulevard, and would have a maximum height of 18 feet. The project requires an exception to the maximum cut depths allowed by the HDS&G.

C. Zoning Compliance

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

DISCUSSION:

A. Architecture and Site Analysis

The applicant is proposing to construct a new 5,203 square-foot one-story single-family residence with an attached 927 square-foot garage. The project proposes a contemporary architectural style incorporating materials to blend with the surrounding natural environment. Proposed materials include a standing seam metal roof, integral colored stucco, natural stone veneer siding, composite wood siding, and metal windows and trim. A color and materials board is included with this staff report (Exhibit 4). The applicant has provided a Written Description/Letter of Justification detailing the project and the requested exception to maximum allowable cut depths allowed by the HDS&G (Exhibit 5).

B. Building Design

The Town's Consulting Architect reviewed the proposed residence and noted that the residence is well designed with materials and details appropriate to the contemporary architectural style (Exhibit 6). The Consulting Architect had no issues or concerns with the design of the residence and stated that "the height is limited to one story, and the proposed footprint is similar to other nearby homes." The Consulting Architect raised a concern with the proposed secondary driveway north of the residence citing that the Residential Design Guidelines discourage unnecessary paved surfaces. The Residential Design Guidelines

DISCUSSION (continued):

state that secondary driveways may be considered for larger lots with wide street frontages where the width of the total driveway footprint is less than 50 percent of the parcel width and, if allowed, substantial landscaping should be provided along the street frontage. The street frontage of the 2.59-acre property is approximately 437 feet and the proposed driveway frontage is 94 feet, or 21 percent of the property frontage. Additionally, the Landscape Planting Plan (Exhibit 9, Sheet L-1) shows that the majority of the street frontage along the driveway would be significantly landscaped. The applicant indicates in their Letter of Justification (Exhibit 5) that the secondary driveway would:

- Eliminate the need to back out directly into the roadway or perform a three-point turn to exit the property;
- Provide for additional off-street parking; and
- Utilize an existing driveway approach on their neighbor’s property for which they have an easement.

C. Height

As discussed below, the proposed residence would be visible from several perspectives within the Blossom Hill Avenue and Los Gatos Boulevard viewing area. Heights of visible homes are limited by the HDS&G to a maximum of 18 feet and the proposed project would comply with this regulation. Additionally, the HDS&G limit the low-to-high height of a residence to 35 feet. The proposed residence would comply with this limitation having a maximum low-to-high height of 22 feet. The height of the proposed residence is summarized in the table below.

Building Height		
	Proposed	Maximum Allowed per HDS&G
Height	18 feet	18 feet
Low-to-High Height	22 feet	35 feet

D. Neighborhood Compatibility

Pursuant to the HDS&G, the maximum allowable floor area for the subject property is 6,000 square feet. The table below reflects the current conditions of the homes in the immediate area and the proposed project.

DISCUSSION (continued):

FAR Comparison - Neighborhood Analysis							
Address	Zoning	Residential SF*	Garage SF**	Total SF***	Gross Lot Area SF	FAR	No. of Stories
15275 Suviev Dr	HR-2½	3,980	1,018	4,598	463,478	0.01	1
15305 Suviev Dr	HR-2½	4,998	750	5,348	186,436	0.03	2
15284 Suviev Dr	HR-2½	4,655	960	5,215	162,914	0.03	1
15300 Suviev Dr	HR-2½	4,200	1,296	5,096	172,933	0.03	1
15299 Top of the Hill Rd	RC	6,482	2,208	8,290	696,960	0.01	2
15350 Suviev Dr	HR-2½	5,789	576	5,965	55,756	0.11	2
15400 Suviev Dr	HR-2½	6,735	1,008	7,343	330,620	0.02	2
300 Happy Acres Rd	HR-2½	2,138	650	2,388	39,000	0.06	2
15310 Suviev Dr (e)	HR-2½	2,919	324	2,919	112,820	0.03	1
15310 Suviev Dr (p)	HR-2½	5,079	907	5,586	112,820	0.05	1
<p>* Residential square footage includes the residence and detached accessory structures, except garages.</p> <p>** The garage square footage numbers are gross and do not include the allowed 400-square-foot exemption.</p> <p>***The total square footage numbers do not include below grade square footage and do not include up to 400 square feet of exempt garage square footage.</p>							

The nine properties in the immediate area are developed with one- and two-story residences and include a mix of architectural styles. The property sizes within the immediate area range from 0.9 to 16 acres. Based on Town and County records, the total square footage of the residences located in the immediate area range from 2,388 square feet to 8,290 square feet. The applicant is proposing a total square footage of 5,586 square feet on a 2.59-acre parcel. The proposed project would be the sixth largest in terms of total square footage and the seventh largest in terms of FAR.

E. Site Design

The subject property is approximately 2.59 acres, located on the east side of Suviev Drive. The developed building pad is located close to Suviev Drive and is relatively flat. From the building pad, the property descends approximately 65 feet to the east and ascends approximately 60 feet to the south. The LRDA is concentrated in the western portion of the property. The proposed project is concentrated in areas that are already developed with structures or landscaping. The proposed residence stretches north-to-south, utilizing the LRDA and stepping up with the grade from the garage to the main portion of the residence. A new driveway would provide access from the east side of Suviev Drive to the attached garage. Outdoor living areas are concentrated at the rear of the residence and include patios and a swimming pool.

DISCUSSION (continued):

F. Tree Impacts

The development plans were reviewed by the Town Arborist who identified 11 protected trees within the project area (Exhibit 7). The project proposes to remove three protected trees and the Town Arborist has provided recommendations for the protection of the eight trees to remain. If the project is approved, tree protection measures would be implemented prior to construction and maintained for the duration of construction activity. Planting of replacement trees and/or payment of in-lieu fees would be required prior to issuance of a Certificate of Occupancy pursuant to Town Code. Arborist recommendations for tree protection have been included in the Conditions of Approval to mitigate impacts to protected trees (Exhibit 3).

Trees Proposed for Removal			
Tree Number	Species	Size	Condition
1	Redwood	10-inch	Good health with nice vigor
9	Walnut	48-inch	Good health with nice vigor, although heavy lean
11	Pomegranate	36-inch	Good health

G. Visibility

Pursuant to the HDS&G, a visible home is defined as a single-family residence where 24.5 percent or more of an elevation can be seen from any of the Town's established viewing areas. The applicant's visibility analysis provides three perspectives of the proposed residence as viewed from the viewing area located at Blossom Hill Road and Los Gatos Boulevard (Exhibit 9, Sheet V-001). The three perspectives show that the proposed residence would be 54 percent, 76 percent, and 81 percent visible. Pursuant to the requirements of the HDS&G, visible homes shall not exceed a height of 18 feet. Also, the light reflectivity value (LRV) of all exterior materials may not be averaged, must be considered individually, and may not exceed 30. The proposed residence would meet the height and LRV limitations for visible homes, having a maximum height of 18 feet and individual exterior materials not exceeding an LRV of 30, as shown on the provided color and materials board (Exhibit 4).

H. Grading

The Site Planning Section of the HDS&G limits grading cut depths to a maximum depth of four feet. Due to the constraints of the site, the applicant is requesting an exception to this standard to allow a five-foot cut depth in the area just west of the proposed garage (Exhibit 9). The applicant has included a Letter of Justification (Exhibit 5) addressing the requested

DISCUSSION (continued):

exception, stating that the increased cut depth would address the driveway's interaction with the sloping roadway along this section of Suview Drive and would allow for a driveway with a reduced slope. The project also includes site improvements with grading quantities exceeding 50 cubic yards, which require approval of a Grading Permit. The Town's Parks and Public Works Engineering staff have included a condition of approval requiring submittal and evaluation of a Grading Permit in parallel with the required Building Permits (Exhibit 3).

I. Neighbor Outreach

The applicant reached out to their neighbors and provided copies of the several responses they received (Exhibit 8).

J. CEQA Determination

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

PUBLIC COMMENTS:

Story poles and signage were installed on the site by March 6, 2020, in anticipation of a March 25, 2020 hearing date. Due to the COVID-19 pandemic and subsequent Santa Clara County Shelter in Place Order, the March 25, 2020 hearing was cancelled, and the story poles remained in place. On April 20, 2020, the property owner requested permission to remove the story poles given the length of time the poles had been installed and the impacts to the use of their outdoor areas during the Shelter in Place Order. This request was approved with the condition that the applicant provide detailed photos of the installed story poles, which staff posted on the Town's website (<https://www.losgatosca.gov/DocumentCenter/View/24509/15310-Suview-Drive-Story-Pole-Photos>). No public comments have been received at this time.

CONCLUSION:

A. Summary

The applicant is requesting approval of an Architecture and Site application for demolition of an existing single-family residence, construction of a new a single-family residence, and site improvements requiring a grading permit. The project is well designed and compatible with the properties in the immediate area. The project is consistent with the Zoning and General Plan Land Use Designation for the property. Due to the constraints of the site, the applicant is requesting an exception to the maximum cut depths for a limited area adjacent

CONCLUSION (continued):

to the proposed garage. Otherwise, the project complies with the applicable HDS&G, and Hillside Specific Plan.

B. Recommendation

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

1. Make the finding that the proposed project is Categorically Exempt, pursuant to the adopted Guidelines for the implementation of the California Environmental Quality Act, Section 15303: New Construction (Exhibit 2);
2. Make the finding that due to the constraints of the site, an exception to the maximum allowable cut depths is appropriate, and the project is otherwise in compliance with the applicable sections of the Hillside Development Standards and Guidelines (Exhibit 2);
3. Make the finding that the project complies with the Hillside Specific Plan (Exhibit 2);
4. 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
5. Approve Architecture and Site Application S-19-025 with the conditions contained in Exhibit 3 and the development plans in Exhibit 9.

C. Alternatives

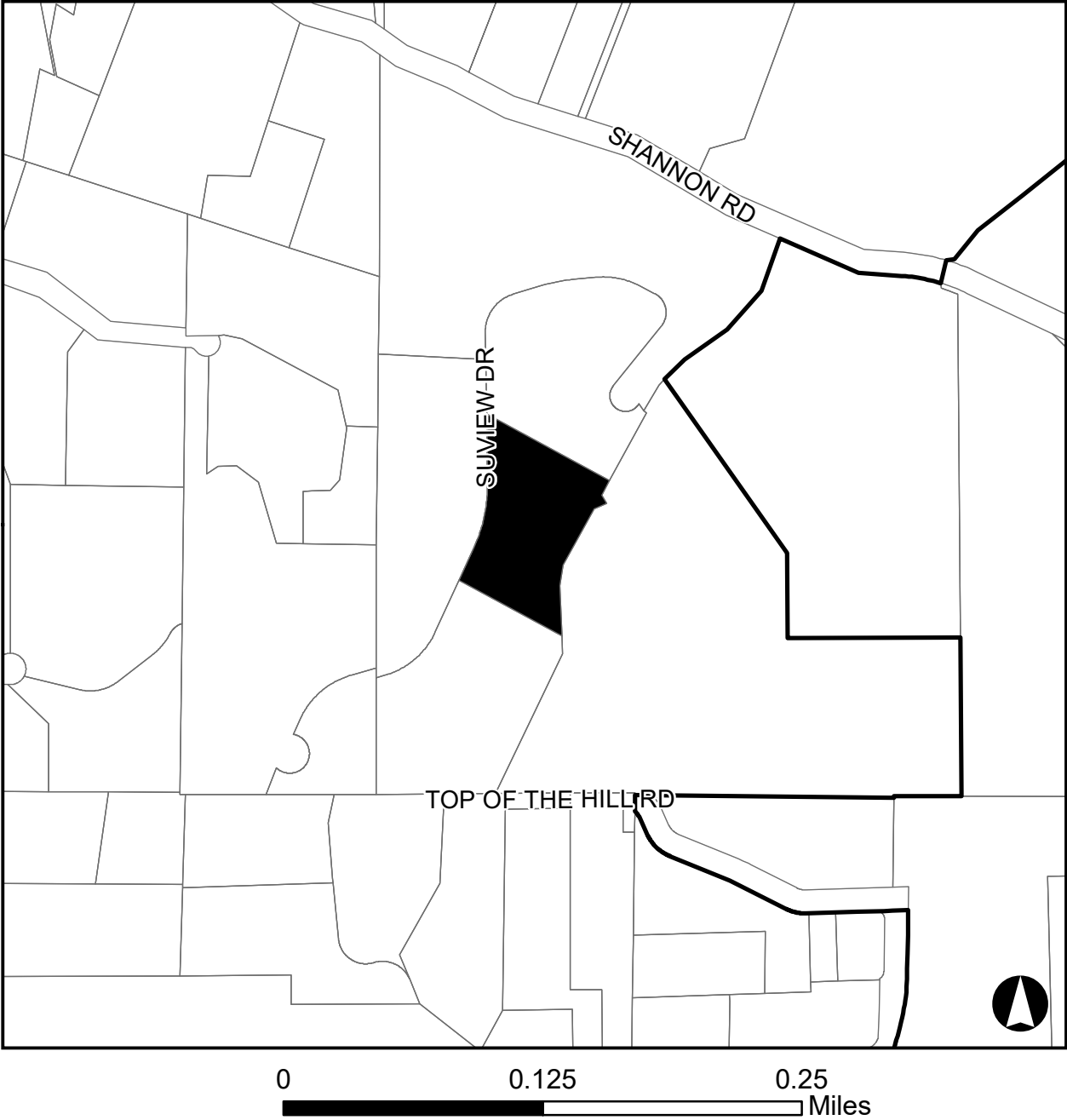
Alternatively, the Commission can:

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

EXHIBITS:

1. Location Map
2. Required Findings and Considerations
3. Recommended Conditions of Approval
4. Color and Materials board
5. Project Description and Letter of Justification, dated December 11, 2019
6. Consulting Architect's Report, dated June 5, 2019
7. Town Arborist's Report, dated July 18, 2019
8. Applicant's neighbor outreach efforts
9. Development Plans, received February 20, 2020

15310 Suview Drive



PLANNING COMMISSION –May 27, 2020
REQUIRED FINDINGS & CONSIDERATIONS FOR:

15310 Suview Drive
Architecture and Site Application S-19-025

Consider Approval of a Request for Demolition of an Existing Single-family Residence, Construction of a New Single-family Residence, and Site Improvements Requiring a Grading Permit on Property Zoned HR-2½ Located at 15310 Suview Drive.

APN 537-24-024.

PROPERTY OWNER: James and Holly Vergara

APPLICANT: Camargo and Associates, Inc.

FINDINGS

Required findings for CEQA:

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

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

- Due to the constraints of the site, exceptions to the maximum cut depths are appropriate, and the project is otherwise in compliance with the Hillside Development Standards and Guidelines.

Compliance with Hillside Specific Plan

- The project is in compliance with the Hillside Specific Plan.

CONSIDERATIONS:

Considerations in review of Architecture & Site applications:

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

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EXHIBIT 2

PLANNING COMMISSION – May 27, 2020
CONDITIONS OF APPROVAL

15310 Suview Drive
Architecture and Site Application S-19-025

Consider Approval of a Request for Demolition of an Existing Single-family Residence, Construction of a New Single-family Residence, and Site Improvements Requiring a Grading Permit on Property Zoned HR-2½ Located at 15310 Suview Drive. APN 537-24-024.

PROPERTY OWNER: James and Holly Vergara
APPLICANT: Camargo and Associates, Inc.

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 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.
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.

EXHIBIT 3

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 each individual structure to be demolished. A Building Permit is required for the construction of the new single-family residence and attached garage. Additional Building Permits will be required for any detached structure, including but not limited to, swimming pools, covered patios, and retaining walls of any height that support a surcharge.
17. APPLICABLE CODES: The current codes, as amended and adopted by the Town of Los Gatos as of January 1, 2020, are the 2019 California Building Standards Code, California Code of Regulations Title 24, Parts 1-12.
18. RESIDENTIAL ENERGY REACH CODES: Newly adopted Energy Reach Codes include:
 - a. All electric appliances and fixtures for both interior and exterior applications.
 - b. Two complete EV Charging circuits. One located inside the garage and one located outside the garage.
 - c. Prewiring for future Stationary Storage Battery Systems.
19. 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.

20. **BUILDING & SUITE NUMBERS:** Submit requests for new building addresses to the Building Division prior to submitting for the building permit application process.
21. **SIZE OF PLANS:** Submit four sets of construction plans, minimum size 24" x 36", maximum size 30" x 42".
22. **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.
23. **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.
24. **SHORING:** Shoring plans and calculations will be required for all excavations which exceed five (5) feet in depth or which remove lateral support from any existing building, adjacent property, or the public right-of-way. Shoring plans and calculations shall be prepared by a California licensed engineer and shall conform to the Cal/OSHA regulations.
25. **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
26. **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.
27. **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.
28. HAZARDOUS FIRE ZONE: All projects in the Town of Los Gatos require Class A roof assemblies.
29. WILDLAND-URBAN INTERFACE: This project is located in a Wildland-Urban Interface High Fire Area and must comply with Section R337 of the 2016 California Residential Code, Public Resources Code 4291 and California Government Code Section 51182.
30. PROVIDE DEFENSIBLE SPACE/FIRE BREAK LANDSCAPING PLAN: Prepared by a California licensed Landscape Architect in conformance with California Public Resources Code 4291 and California Government Code Section 51182.
31. PRIOR TO FINAL INSPECTION: Provide a letter from a California licensed Landscape Architect certifying the landscaping and vegetation clearance requirements have been completed per the California Public Resources Code 4291 and Government Code Section 51182.
32. SPECIAL INSPECTIONS: When a special inspection is required by CBC Section 1704, the Architect or Engineer of Record shall prepare an inspection program that shall be submitted to the Building Official for approval prior to issuance of the Building Permit. The Town Special Inspection form must be completely filled-out and signed by all requested parties prior to permit issuance. Special Inspection forms are available from the Building Division Service Counter or online at www.losgatosca.gov/building.
33. 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.
34. APPROVALS REQUIRED: The project requires the following departments and agencies approval before issuing a building permit:
- Community Development – Planning Division: (408) 354-6874
 - Engineering/Parks & Public Works Department: (408) 399-5771
 - Santa Clara County Fire Department: (408) 378-4010
 - West Valley Sanitation District: (408) 378-2407
 - Santa Clara County Environmental Health Department: (408) 918-3479
 - Local School District: The Town will forward the paperwork to the appropriate school district(s) for processing. A copy of the paid receipt is required prior to permit issuance.

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

Engineering Division

35. GENERAL: All work shall conform to the applicable Town ordinances. 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.

36. APPROVAL: This application shall be completed in accordance with all the conditions of approval listed below and in substantial compliance with the latest reviewed and approved development plans. Any changes or modifications to the approved plans or conditions of approvals shall be approved by the Town Engineer.
37. 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. Failure to do so will result in penalties and rejection of any work that occurred without inspection.
38. SITE SUPERVISION: The General Contractor shall provide qualified supervision on the job site at all times during construction.
39. 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.
40. INSPECTION FEES: Inspection fees shall be deposited with the Town prior to the issuance of any grading or building permits.
41. 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.
42. PLANS AND STUDIES: All required plans and studies shall be prepared by a Registered Professional Engineer in the State of California and submitted to the Town Engineer for review and approval. Additionally, any studies imposed by the Planning Commission or Town Council shall be funded by the Owner and/or Applicant.
43. 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.
44. 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.

45. 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.
46. DRIVEWAY: The driveway conform to existing pavement on Suviev Drive shall be constructed in a manner such that the existing drainage patterns will not be obstructed.
47. DRAINAGE IMPROVEMENT: Prior to the issuance of any grading/improvement permits, the Owner and/or Applicant shall: a) design provisions for surface drainage; and b) design all necessary storm drain facilities extending to a satisfactory point of disposal for the proper control and disposal of storm runoff; and c) provide a recorded copy of any required easements to the Town.
48. TREE REMOVAL: Copies of all necessary tree removal permits shall be provided prior to the issuance of a grading permit/building permit.
49. 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.
50. PRECONSTRUCTION MEETING: Prior to the commencement of any site work, the general contractor shall:
 - a. Along with the Owner and/or Applicant, attend a pre-construction meeting with the Town Engineer to discuss the project conditions of approval, working hours, site maintenance and other construction matters;
 - b. Acknowledge in writing that they have read and understand the project conditions of approval and will make certain that all project sub-contractors have read and understand them as well prior to commencing any work, and that a copy of the project conditions of approval will be posted on-site at all times during construction.
51. 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.
52. SOILS REPORT: One copy of the soils and geologic report shall be submitted with the application. The soils report shall include specific criteria and standards governing site grading, drainage, pavement design, retaining wall design, and erosion control. The reports shall be signed and "wet stamped" by the engineer or geologist, in conformance with Section 6735 of the California Business and Professions Code.
53. 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).

54. 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.
55. 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.
56. PRECONSTRUCTION PAVEMENT SURVEY: Prior to issuance of any grading or building permit, the Owner and/or Applicant shall complete a pavement condition survey documenting the extent of existing pavement defects using a smartphone video (in Landscape orientation only) or digital video camera. The survey shall extend the length of Suviev Drive. The results shall be documented in a report and submitted to the Town for review.
57. POSTCONSTRUCTION PAVEMENT SURVEY: The Owner and/or Applicant shall complete a pavement condition survey to determine whether road damage occurred as a result of project construction and whether there were changes in pavement strength. Rehabilitation improvements required to restore the pavement to pre-construction condition. The results shall be documented in a report and submitted to the Town for review and approval before a Certificate of Occupancy for any new building can be issued. The Owner and/or Applicant shall be responsible for completing any required road repairs prior to release of the faithful performance bond.
58. 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.
59. 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.

60. 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.
61. CONSTRUCTION MANAGEMENT PLAN SHEET: Prior to the issuance of any grading or building permits, the Owner and/or Applicant's design consultant shall submit a construction management plan sheet (full-size) within the plan set that shall incorporate at a minimum the Earth Movement Plan, Project Schedule, employee parking, construction staging area, materials storage area(s), concrete washout(s) and proposed outhouse location(s). Please refer to the Town's Construction Management Plan Guidelines document for additional information.
62. SHARED PRIVATE STREET: The private street accessing Project Site shall be kept open and in a safe, drive-able condition throughout construction. If temporary closure is needed, then formal written notice shall be provided at least one week in advance of closure.
63. PRIVATE STREET PAVEMENT RESTORATION: Prior to issuance of a Certificate of Occupancy for any new building, the Owner and/or Applicant shall overlay to section of private street pavement immediately in front of the subject property, or alternative pavement restoration measure as approved by the Town Engineer.
64. EMERGENCY VEHICLE ACCESS: The Emergency Vehicle Access Easement (EVAE) that traverses the Project Site shall be kept open and in a safe, drive-able condition throughout construction. If temporary closure is needed, then formal written notice shall be provided at least one week in advance of closure.
65. BEST MANAGEMENT PRACTICES (BMPs): The Owner and/or Applicant is responsible for ensuring that all contractors are aware of all storm water quality measures and that such measures are implemented. Best Management Practices (BMPs) shall be maintained and be placed for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Removal of BMPs (temporary removal during construction activities) shall be replaced at the end of each working day. Failure to comply with the construction BMP will result in the issuance of correction notices, citations, or stop work orders.
66. 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.
67. 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.

68. **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-five (25) miles per hour (MPH). All trucks hauling soil, sand, or other loose debris shall be covered.
69. **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.
70. **WATER FEATURES:** New swimming pools shall have a connection to the sanitary sewer system, subject to West Valley Sanitation District's authority and standards, to facilitate draining events. Discharges from this feature shall be directed to the sanitary sewer and are not allowed into the storm drain system.
71. **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.

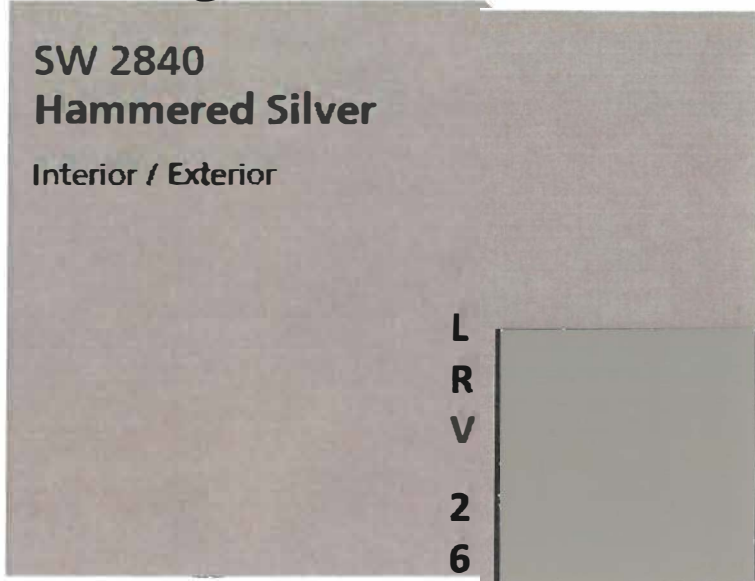
72. MAINTENANCE OF PRIVATE STREETS: It is the responsibility of the property owner to implement a plan for street sweeping of paved private roads and cleaning of all storm drain inlets.
73. PRIVATE SEWAGE DISPOSAL SYSTEMS: Private sewage disposal systems shall consist of a septic tank and a system of underground drains for the disposal of the tank effluent. Such tank and drains shall be re-used or constructed per approval from the Santa Clara County Department of Environmental Health (DEH). Provide a copy of approved plans for any construction of new or additional leach fields with the building permit set. Any new improvements to the leach field will require Final DEH signoff shall be provided prior to the issuance of a certificate of occupancy.
74. 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.
75. PERMIT ISSUANCE: Permits for each phase; reclamation, landscape, and grading, shall be issued simultaneously.
76. COVERED TRUCKS: All trucks transporting materials to and from the site shall be covered.

TO THE SATISFACTION OF THE SANTA CLARA COUNTY FIRE DEPARTMENT:

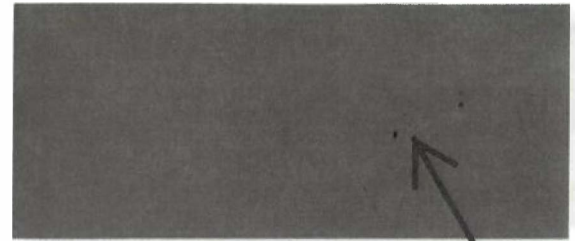
77. FIRE SPRINKLERS REQUIRED: (As noted on Sheet A-0.01) Fire sprinklers required to be installed in both the single-family home and the secondary dwelling unit. An automatic residential fire sprinkler system shall be installed in one- and two-family dwellings as follows: In all new one- and two-family dwellings and in existing one- and two-family dwellings when additions are made that increase the building area to more than 3,600 square feet. Exception: A one-time addition to an existing building that does not total more than 1,000 square feet of building area. Note: The owner(s), occupant(s) and any contractor(s) or subcontractor(s) are responsible for consulting with the water purveyor of record in order to determine if any 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. Please provide a note on Sheet A-0.01 indicating that an automatic fire sprinkler system shall be provided and installed per NFPA 13D 2016 ed. Please note that full plans to include tank(s), size(s) and location, underground piping, pump if needed, and associated sprinkler and domestic water supply and domestic feed to the tank(s) shall be a deferred submittal for review of compliance to the SCCFD W-5 and SP-6 Standards.
78. REQUIRED FIRE FLOW: (As noted on Sheet A-0.01) The fire flow for this project is 2,250 GPM at 20 psi residual pressure from a single hydrant. If an automatic fire sprinkler system will be installed, the fire flow will be reduced by 50% establishing a required adjusted fire flow of 1125 GPM at 20 psi residual pressure. Documentation of the adequate availability of flow and pressure for the proposed private fire protection system and how you will obtain it is required. Please refer to SCCFD W-5 and SP-6 Standards.

79. FIRE HYDRANT SYSTEMS REQUIRED: (As noted on Sheet A-0.01) Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, onsite fire hydrants and mains shall be provided where required by the fire code official. Exception: For Group R-3 and Group U occupancies, equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3, the distance requirement shall be not more than 600 feet. [CFC, Section 507.5.1]. (2) 5K gallon tanks will be provided and installed - as shown on Sheet 5 of 7. Please provide a note on Sheet A-0.01 that states that full plans for the private fire protection system, to include tank(s), size(s) and location, underground piping, pump if needed, and associated sprinkler and domestic water supply and domestic feed to the tank(s), shall be a deferred submittal for review of compliance to the SCCFD W-5 and SP-6 Standards.
80. 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
81. 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 sign or means shall be used to identify the structure. Address numbers shall be maintained. CFC Sec. 505.1.
82. CONSTRUCTION SITE FIRE SAFETY: All construction sites must comply with applicable provisions of the CFC Chapter 33 and our Standard Detail and Specification S1-7. Provide appropriate notations on subsequent plan submittals, as appropriate to the project. CFC Chp. 33.
83. WILDLAND-URBAN INTERFACE: This project is located within the designated Wildland-Urban Interface Fire Area. The building construction shall comply with the provisions of California Building Code (CBC) Chapter 7A. Note that vegetation clearance shall be in compliance with CBC Section 701 A.3.2.4 prior to project final approval. Check with the Planning Department for related landscape plan requirements.

(1) Integrated Stucco Color



(2) CUSTOMBILT METALS - Standing Seam Roof



Midnight Bronze

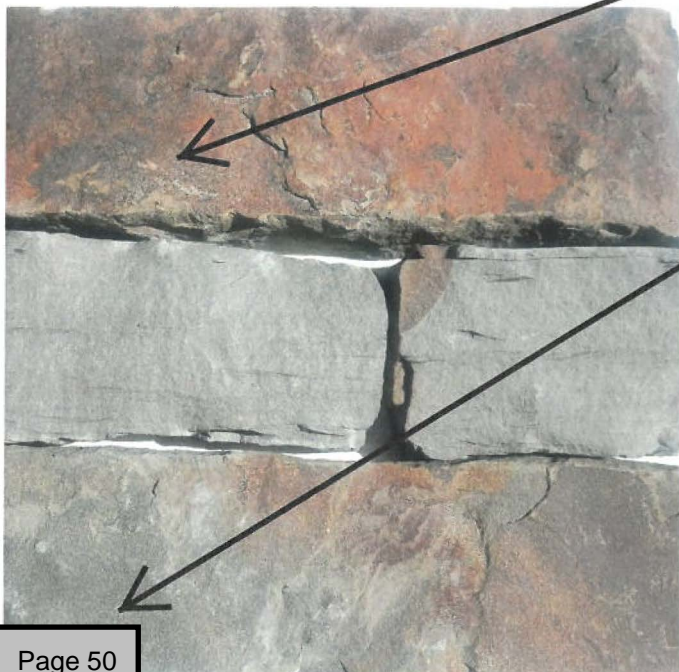


(3) Front Door - Wood

(4) MARVIN - Windows & Gutter Fascia Color

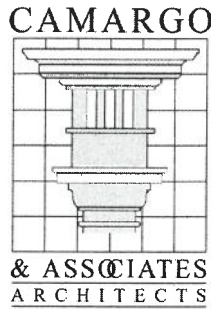
Vergara Residence - Exterior Materials

15310 Suview Drive, Los Gatos, CA



(6) NEW TECHWOOD - Siding

(5) NATURAL STONE VENEERS - Woodbury



November 08, 2019,
Sean Mullin, Associate Planner
Town of Los Gatos Planning Department
110 E. Main Street
Los Gatos, CA. 95030

RECEIVED

NOV 15 2019

TOWN OF LOS GATOS
PLANNING DIVISION

**RE: Vergara Residence,
15310 Sueview Drive**

Letter of Justification

Dear Sean,

Our proposed new one story 5079 sq. ft. residence with attached 907 sq. ft. residence will replace in the location the existing Vergara 2000 sq. ft. main house with 932 sq. ft. detached guest house and 800 sq. ft. open carport. The existing swimming pool will also be replaced with a new infinity edge pool approximately in the same location as the existing kidney shaped swimming pool.

Regarding our consideration in our design of the Hillside Development Standards and Guidelines (HDSG) please regard our adherence justifications below.

A. Design objective.

Our new proposed home was kept single story and it's highly articulated both in its floor plan as well as its roof plan. It steps down on the existing pads where the existing home and detached guest house/carport now reside. The use of stone, wood and exterior plaster blends well with the natural environment. The low pitch metal roofs with large overhangs for the reduction of heat gain to the windows also grounds the home more to the site. Please note we kept the house to a maximum of 18' in height as it is seen from one view area in town.

B. Design to be neighbor friendly.

New home location is where existing home is currently. Neighbors are within a gated private street and new home design is supported by the immediate neighbors. No privacy issues currently exist or will exist with our proposed design.

C. Design for sustainability.

Aside from using zoned radiant heating on slab floor foundation we intend to use building materials that reduce the consumption of natural resources and are non-toxic. We are using large overhangs to prevent heat gain from windows as we intend to have a minimum use of trees close to the home in our fire prevention site planning. We've arranged doors and windows to take advantage of prevailing summer winds for natural ventilation and cooling in addition to mechanical ventilation required by code.

D. Design for fire safety.

We will use all recommended guidelines to minimize exposure to wildfires. Primarily in our landscape by keeping the new home separated from large trees as it currently is. One large existing oak on hill above will remain and by maintenance and adequately cut back branches should keep a good fire perimeter. All exterior materials used will be noncombustible materials including treated wood siding, stone, exterior plaster, metal roofs and eaves.

Automatic fire sprinklers will be used and all Wildfire Urban Interface requirements will be included.

E. Building Height.

We are keeping house to a maximum height of 18' at only one ridge line for the main rooms of the home as it is viewed from the view point area of the Town.

F. Minimize building bulk and mass.

Although we are re-building over the existing house pad we've had to step down to accommodate a new garage to follow the site topography. Our design solution is very articulated as viewed from front and rear elevations. The use of hip roofs and flat roofs greatly reduce the bulk and mass of the building as viewed from the front and valley views as well. We're building on a ridge top that slopes gently from south to north.

G. Roofs

As mentioned above our roofs are comprised of different height hip roofs and flat roofs to articulate the exterior views. We have no gable end roofs and our flat roofs are kept below our hip roof forms.

H. Architectural elements.

We are incorporating exterior patios mostly where they are currently found. No decks. No skylights will be visible from exterior elevations. Architectural detailing is integrated throughout all sides of the structure. We intend to incorporate track type solar panels on site not on roof areas.

I. Materials and colors.

We will adhere with our material selection to the Hillside Standards as presented. We are proposing to use a combination of Wood, Stone and exterior plaster painted with earth-tone colors as well as a bronze color metal seam roofing material. We will be using bronze color windows to match roof and glazing will not be reflective although we will have a film added to the glazing to reduce both heat gain and heat loss on our west sides.

Exceptions Requested:

1. We are formally asking minor grading exceptions in the following
 - a. For excess of cut by 1 foot along the south end of our new driveway. We set our driveway elevations in order to address its access approach from the downhill sloping street at its mid-point as well as our attempt to maintain a minimum sloping driveway design that will accommodate a relatively flat area for recreational use by the family. We required a 5' cut at the garage door area of the driveway and it will slope down 3.3% to where the cut is permissible at 4'.
 - b. Water Tanks have been revised not to exceed the maximum cut dept of 4'. Refer to Civil Comments Response, item number 4.
2. We are proposing the use of second driveway approach by tying an existing driveway approach used by the neighbor to the south whereby our property has a right of way easement. This provides us with some additional parking off the street but an ease of exiting our driveway by eliminating three point turns from garage parking. Our proposed new driveway approach is 18' wide. The secondary existing driveway approach is 14'. The current existing driveway approach is currently 35' wide. A 55% reduction in driveway approach from existing. Driveway length: The length of the front of the parcel is 437.10ft and the length of the maximum width of the driveway is of 94ft, a 21% frontage coverage of the parcel. The driveway will also be screened with planting which will further reduce its visibility by nearly 10%. The length of the driveway is 46ft visible at most, a total of 10% over all frontage coverage of the parcel.

If you have any questions regarding the above, please do not hesitate to call.

Sincerely,

A handwritten signature in black ink, appearing to read 'M. Camargo', written in a cursive style.

Maurice Camargo A.I.A.

June 5, 2019

Mr. Sean Mullin
Community Development Department
Town of Los Gatos
110 E. Main Street
P.O. Box 949
Los Gatos, CA 95031

RE: 1530 Suviev Drive

Dear Sean:

I reviewed the drawings, and have visited the site in the course of reviewing other new homes in the immediate area. My comments are as follows:

Neighborhood Context

The site is part of a small subdivision, and is located on a gently sloping site immediate adjacent to Suviev Drive.. Photos of the site and surrounding area are shown below.





Site looking East



Site looking West



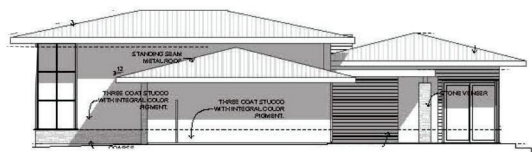
*General Site Context
Looking West*

Issues and Concerns

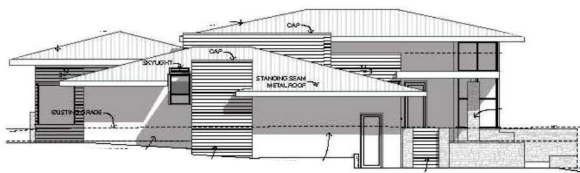
The house is well designed with materials and details appropriate to the Contemporary Architectural Style. The height is limited to one story, and the proposed footprint is similar to other nearby homes - see illustrations below.



PROPOSED ELEVATION WEST FRONT



PROPOSED ELEVATION NORTH SIDE

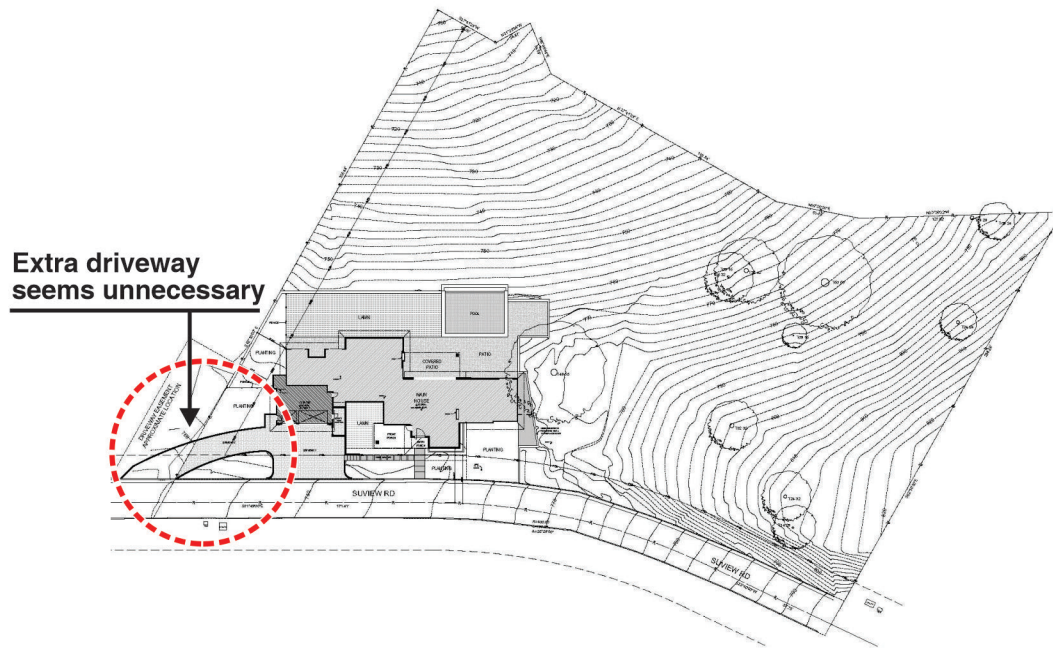


PROPOSED ELEVATION SOUTH SIDE



PROPOSED ELEVATION EAST REAR

I see only one potential issue - the driveway to the north seems unnecessary to the function of the house, and may be in conflict with the Residential Design Guidelines which discourage unnecessary paved surfaces.



Recommendation: Eliminate the additional paving.

I have no other recommendations for changes.

Sean, please let me know if you have any questions or if there are issues or concerns that I have not addressed.

Sincerely,

CANNON DESIGN GROUP

Larry Cannon AICP

President



TOWN OF LOS GATOS

PARKS AND PUBLIC WORKS DEPARTMENT

PHONE (408) 399-5770

FAX (408) 354-6824

SERVICE CENTER
41 MILES AVENUE
LOS GATOS, CA 95030

A Tree Review of
The Proposed Demolition of an Existing Residence and
Construction of a New Custom Residence
15310 Suview Drive
Los Gatos, California 95032

Property Owner: Jim and Holly Vergara
Architect: Camargo & Associates, Inc.
APN: 537-24-024
Zoned HR-2½

Submitted to:

Sean Mullin, AICP
Associate Planner
Community Development Department
Town of Los Gatos
110 E. Main Street
Los Gatos, California 95030

Submitted by:

Robert Moulden
Los Gatos Town Arborist
ISA Certified Arborist: #WE-0532A

July 18, 2019



TOWN OF LOS GATOS

PARKS AND PUBLIC WORKS DEPARTMENT

PHONE (408) 399-5770

FAX (408) 354-6824

SERVICE CENTER
41 MILES AVENUE
LOS GATOS, CA 95030

Introduction

I have been requested by the Los Gatos Community Development Department to review the potential impacts on 11 trees associated with the demolition and rebuilding of residence at 15310 Suview Drive.

Trees on Site

Trees #1 through 8 are young redwood trees located north of the proposed residence with diameters ranging from approximately 4 inches to 10 inches. The trees are in good health and show nice vigor. A portion of the proposed driveway would require the removal of trees #1 through 3.

Tree #9 is a multi-trunk walnut tree with a diameter of approximately 48 inches. Based on its size and species of the trees, they are all classified as a large protected tree. This tree is located south of the proposed residence and has a significant lean to the east. This tree appears healthy and shows good vigor; however, since this tree has such a heavy lean, its removal could be supported if applicant agrees.

Tree #10 is a live oak with a diameter of approximately 50 inches. Based on its size and species of the trees, they are all classified as a large protected tree. This tree is located south of the proposed residence, adjacent to an existing swimming pool and play area. This tree is showing good health.

Trees #11 is a multi-trunk pomegranate tree. Fruit bearing trees are not protected under the Town Code. This tree is proposed for removal.

Recommendation

Trees #1 through 3 are proposed for removal to accommodate the proposed driveway. Tree #9 is also proposed for removal. A tree removal permit is required for their removal and replacement plantings shall comply with the Town Code and Hillside Development Standards and Guidelines.

Trees #4 through 8 are proposed to remain and shall be protected for the duration of this project. Standard protection measures are appropriate to protect the trees during construction per Section 29.10.1005 of the Town Code.

Trees #10 is proposed to remain and shall be protected for the duration of this project. Tree protection fencing shall be placed at the dripline of the tree to the greatest extent possible and shall meet the requirements of Section 29.10.1005 of the Town Code.

1. If new plant material is installed under the canopies it should be drought tolerant materials.



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2. Any trenching for new irrigation should be designed outside of the canopies.
3. A thin layer of mulch shall be installed beneath the unpaved area of the canopies and maintained throughout the project.
4. The Contractor shall adhere to the Town Code relating to Protection of Trees during construction:

Sec.29.10.1005. – Protection of trees during construction

- (a) Protective tree fencing shall specify the following:
 - (1) Size and materials: A five (5) or six (6) foot high chain link fencing, mounted on two-inch diameter galvanized iron posts, shall be driven into the ground to a depth of at least two (2) feet at no more than 10-foot spacing. For paving area that will not be demolished and when stipulated in a tree preservation plan, posts may be supported by a concrete base.
 - (2) Area type to be fenced. Type I: Enclosure with chain link fencing of either the entire drip line 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 cut-out only (such as downtown): orange plastic fencing shall be wrapped around the trunk from the ground to the first branch with 2-inch wooden boards bound securely on the outside. Caution shall be used to avoid damaging any bark or branches.
 - (3) Duration of Type I, II, III fencing. Fencing shall be erected before demolition; grading or construction begins and remain in place until final landscaping is required. Contractor shall first obtain the approval of the project arborist on record prior to removing a tree protection fence.
 - (4) Warning sign. Each tree fence shall have prominently displayed an 8.5 x 11-inch sign stating: "Warning—Tree Protection Zone-this fence shall not be removed and is subject to penalty according to Town Code 29.10.1025".
- (b) All persons shall comply with the following precautions:
 - (1) Prior to the commencement of construction, install the fence at the drip line, 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



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materials or other materials or vehicles inside the fence. The drip line shall not be altered in any way so as to increase the encroachment of the construction.

- (2) Prohibit excavation, grading, drainage and levelling within the drip line of the tree unless approved by the director.
- (3) Prohibit disposal or depositing of oil, gasoline, chemicals or other harmful materials within the drip line of or in drainage channels, swales or areas that may lead to the drip line 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 drip line when feasible.
- (6) Retain the services of the certified or consulting arborist for periodic monitoring of the project site and the health of those trees to be preserved. The certified or consulting arborist shall be present whenever activities occur which poses a potential threat to the health of the trees to be preserved.
- (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.



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Trees #1 through 8. Redwood trees.



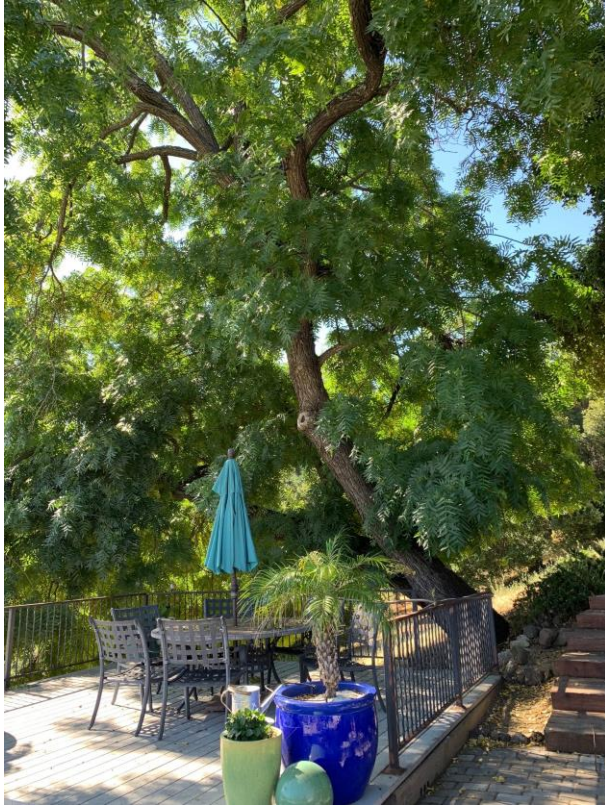
TOWN OF LOS GATOS

PARKS AND PUBLIC WORKS DEPARTMENT

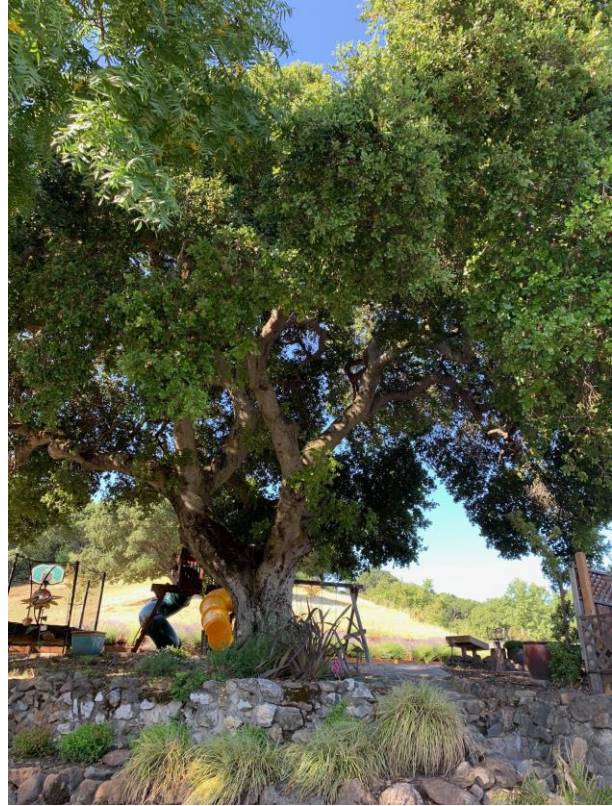
PHONE (408) 399-5770

FAX (408) 354-6824

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41 MILES AVENUE
LOS GATOS, CA 95030



Tree #9. Walnut tree proposed for removal.



Tree #10. Oak tree proposed to remain.

5 January 2020

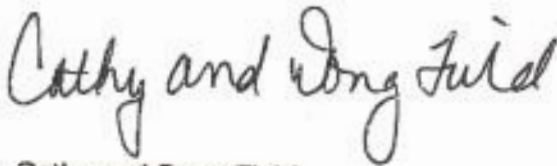
Sean Mullin, Los Gatos Town Project Planner
Town of Los Gatos
110 East Main Street
Los Gatos, CA 95030

Catherine and J. Douglas Field
15350 Suview Drive
Los Gatos, CA 95032

I am writing in support of Holly and Jim Vergara's plan to build a single family home at 15310 Suview Drive in Los Gatos. We have lived on Suview Drive since 2012. Holly and Jim have been good neighbors and their plans for a new home look very nice. We do not have any objections.

If you have any further questions please reach out to us at (408)799-1489.

Thank you,

A handwritten signature in black ink that reads "Cathy and Doug Field". The signature is written in a cursive, flowing style.

Cathy and Doug Field

Peter & Julie Donnelly
15305 Suview Drive
Los Gatos, CA 95032

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

October 24, 2019

Town Planner,

I'm writing in relation to the planned development at 15310 Suview Drive. By way of reference my wife and I have lived at 15305 Suview Drive since 2016 but have owned the property since 2001. Jim and Holly have been great neighbors since buying their current home in 2015. They quickly embraced the neighborhood road maintenance arrangement and have actively participated in neighborhood beautification activities.

In regard to the planned demolition and rebuild of their home they have been highly consultative from the start, seeking input at each stage of the process. They have shared copies of their plans (including the latest copy) and we think it is not only going to be a beautiful home but one that fits well into the topography of their property and is compatible with the other homes on the street. Holly and Jim have approached their planned home the way it should be done and as a result we are very supportive.

If you have any questions please don't hesitate to contact us.

Thanks,



Peter & Julie

November 5, 2019

Attention: Sean Mullin - Los Gatos Town Planner

We are writing this letter in reference to the demolition and new resident construction at 15310 Suvview Drive, owned by Jim and Holly Vergara.

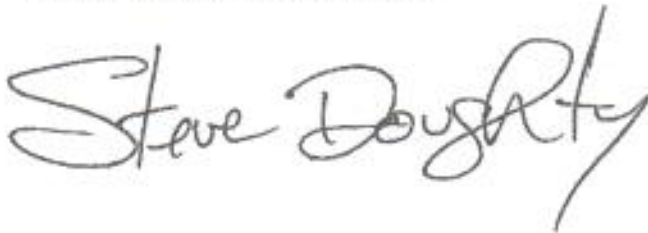
It is our understanding that the plans for the Vergara's new residence is currently under review by the Town of Los Gatos. Since we are their neighbors at 15284 Suvview Drive, the new plans have been shared with us. We are pleased to see that this new home will not only fit in to the topography of our neighborhood, but will make an improvement to our street.

The Vergaras have been a great addition to our street and have been instrumental in the maintenance efforts as well.

We are happy to share with you that we support the construction of their new home.

If you have any questions, please contact us at.

Lisa Doughty - 408-690-9899
Steve Doughty - 408-422-6222

A handwritten signature in black ink that reads "Steve Doughty". The signature is written in a cursive, flowing style with a long, sweeping tail on the letter "y".

To: Sean Mullin, Los Gatos Town Project Planner

From: Tanya and Vadim Kurland, 15275 Suview Dr., Los Gatos, CA 95032

Dear Mr.Mullin,

We are writing in relation to the planned development at 15310 Suview Drive owned by Jim and Holly Vergara. We have owned at Suview Drive since 2012. Jim and Holly Vergara have been wonderful neighbors since they bought their Suview home in 2015. They have actively participated in the neighborhood activities.

In regard to the planned demolition and rebuild of their house, they have shared copies of their plans with us and we think that their home will be compatible with other houses on our street and the neighborhood is going to look even better when it's done. We are supportive of Jim and Holly and think they have given us all necessary information.

If you have any questions regarding this matter, please do not hesitate to contact us at (510) 9962612

Sincerely,
Tanya and Vadim Kurland

To: Sean Mullin, Los Gatos Town Project Planner

From: Lynn Olson, 15300 Suview Drive, Los Gatos, CA. 95043

I am writing in relation to the planned development at 15310 Suview Drive owned by Jim and Holly Vergara. We have owned our home at 15300 Suview Drive since 2005. Jim and Holly Vergara have been great neighbors since buying their Suview home in 2015. They have been good partners in the neighborhood road maintenance agreement and have actively participated in the neighborhood beautification activities.

In regard to the planned demolition and rebuild of their new home, they have shared copies of their plans with us. We believe it is going to be a beautiful home, and will fit well in the topography of their property and add value to the neighborhood. We are supportive of their plans.

We look forward to the completion of their new home. If you have any questions regarding this matter, please do not hesitate to contact us at 408-464-9587.

Sincerely,

Robert and Lynn Olson



15310 SUVIEW DRIVE

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VICINITY MAP	SCOPE OF WORK	PROJECT DIRECTORY (A - Z)	SHEET INDEX																																																																																									
	<p>THE PROPOSED SCOPE OF WORK CONSISTS OF DEMOLITION OF EXISTING SINGLE FAMILY HOME STRUCTURE, DETACHED IN-LAW UNIT AND CARPORT TO CONSTRUCT A ONE STORY SINGLE FAMILY RESIDENCE WITH ATTACHED GARAGE.</p> <p>ALL WORK DESCRIBED IN THESE DOCUMENTS SHALL COMPLY WITH THE LATEST BUILDING CONSTRUCTION CODES AND THOSE CODES AMENDED AND ADOPTED BY THE TOWN OF LOS GATOS.</p> <p>ALL CONSTRUCTION SHALL CONFORM TO THE FOLLOWING CODES:</p> <p>2016 CALIFORNIA BUILDING CODE. 2016 CALIFORNIA ELECTRICAL CODE. 2016 CALIFORNIA ENERGY CODE. 2016 CALIFORNIA FIRE CODE. 2016 CALIFORNIA GREEN BUILDING STANDARDS. 2016 CALIFORNIA MECHANICAL CODE. 2016 CALIFORNIA PLUMBING CODE. 2016 CALIFORNIA RESIDENTIAL CODE</p>	<p>ARCHITECTS: CAMARGO & ASSOCIATES ARCHITECTS 3953 YOLO DR. SAN JOSE, CA. 95136 MAURICE@CAMARGO.COM T: 408.489.1077</p> <p>CIVIL ENGINEERS: HANNA-BRUNETTI, INC. 7651 EIGLEBERRY ST/ GILROY, CA. 95020 ENGINEERING@HANNABRUNETTI.COM T: 408.842.2173</p> <p>GOVERNMENT: TOWN OF LOS GATOS 110 E. MAIN ST. LOS GATOS, CA. 95030 T. 408.354.6834</p> <p>LANDSCAPE ARCHITECTS: AITKEN ASSOCIATES LANDSCAPE ARCHITECTS 8262 RANCHE REAL GILROY, CA. 95020 T: 408.842.0245</p> <p>OWNERS: JIM & HOLLY VERGARA 15310 SUVIEW DR. LOS GATOS, CA. 95032</p>	<table border="1"> <tr><td>A- 0.01</td><td>TITLE SHEET</td></tr> <tr><td>A- 0.02</td><td>GENERAL NOTES</td></tr> <tr><td>A-1.02</td><td>ARCHITECTURAL SITE PLAN</td></tr> <tr><td>A-1.05</td><td>FLOOR PLANS</td></tr> <tr><td>A-1.07</td><td>ROOF PLANS</td></tr> <tr><td>A-2.01</td><td>EXTERIOR ELEVATIONS</td></tr> <tr><td>A-3.01</td><td>BUILDING SECTIONS</td></tr> <tr><td>A-3.02</td><td>BUILDING SECTIONS</td></tr> <tr><td>A-801</td><td>AREA CALCULATIONS</td></tr> <tr><td>GPR</td><td>BUILD IT GREEN GREEN POINT RATED CHECKLIST</td></tr> <tr><td></td><td>3D VIEWS</td></tr> <tr><td>V-001</td><td>SITE SECTIONS / VISIBILITY ANALYSIS</td></tr> </table>	A- 0.01	TITLE SHEET	A- 0.02	GENERAL NOTES	A-1.02	ARCHITECTURAL SITE PLAN	A-1.05	FLOOR PLANS	A-1.07	ROOF PLANS	A-2.01	EXTERIOR ELEVATIONS	A-3.01	BUILDING SECTIONS	A-3.02	BUILDING SECTIONS	A-801	AREA CALCULATIONS	GPR	BUILD IT GREEN GREEN POINT RATED CHECKLIST		3D VIEWS	V-001	SITE SECTIONS / VISIBILITY ANALYSIS																																																																	
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VERGARA RESIDENCE
 15310 Suview Drive • Los Gatos • California



Date	1/6/2020
Project	SUVIEW
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FIRE COMMENTS:

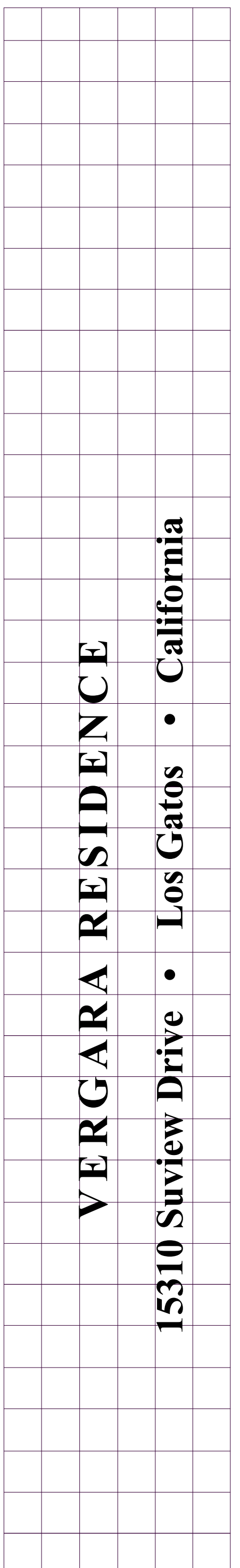
1. **REVIEW OF THIS DEVELOPMENTAL PROPOSAL IS LIMITED TO ACCEPTABILITY OF SITE ACCESS, WATER SUPPLY AND MAY CONSTRUED AS A SUBSTITUTE FOR A FORMAL PLAN REVIEW TO DETERMINE COMPLIANCE WITH ADOPTED MODEL CODES. PRIOR TO PERFORMING ANY WORK, THE APPLICANT SHALL MAKE APPLICATION TO, AND RECEIVE FROM, THE BUILDING DEPARTMENT ALL APPLICABLE BUILDING PERMITS.**
2. **FIRE SPRINKLERS REQUIRED:** FIRE SPRINKLERS REQUIRED TO BE INSTALLED IN BOTH, A SINGLE FAMILY HOME, AND ANY SECONDARY DWELLING UNIT. AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ONE- AND TWO-FAMILY DWELLING AS FOLLOWS: IN ALL NEW ONE- AND TWO-FAMILY DWELLINGS AND IN EXISTING ONE- AND TWO-FAMILY DWELLINGS WHEN ADDITIONS ARE MADE THAT INCREASE THE BUILDING AREA TO MORE THAN 3,600 SQFT. **EXCEPTION:** A ONE-TIME ADDITION TO AN EXISTING BUILDING THAT DOES NOT TOTAL MORE THAN 1,000SQFT. OF BUILDING AREA. **NOTE:** THE OWNER(S), OCCUPANT(S) AND ANY CONTRACTOR(S) OR SUBCONTRACTOR(S) ARE RESPONSIBLE FOR CONSULTING WITH THE WATER PURVEYOR OF RECORD IN ORDER TO DETERMINE IF ANY 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 PERMIT APPLICATION, AND APPROPRIATE FEES TO THIS DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO BEGINNING WORK. CRC SECT. 313.2 AS ADOPTED AND AMENDED BY LGTC.
3. **REQUIRED FIRE FLOW:** THE FIRE FLOW FOR THIS PROJECT IS 2,250 GPM AT 20 PSI RESIDUAL PRESSURE FROM A SINGLE HYDRANT. IF ANY AUTOMATIC FIRE SPRINKLER SYSTEM WILL BE INSTALLED, THE FIRE FLOW WILL BE REDUCED BY 50% ESTABLISHING A REQUIRED ADJUSTED FIRE FLOW OF 1125 GPM AT 20PSI RESIDUAL PRESSURE. DOCUMENTATION OF THE AVAILABILITY OF FLOW AND HOW IT WILL BE OBTAINED REQUIRED.
4. **FIRE HYDRANT SYSTEM REQUIRED:** WHERE A PORTION OF THE FACILITY OR BUILDING HEREAFTER CONSTRUCTED OR MOVED IN TO, OR WITHIN THE JURISDICTION IS MORE THAN 400FT FROM A HYDRANT ON A FIRE APPARATUS ACCESS ROAD, AS A MEASURE BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE FACILITY OR BUILDING, ON SITE FIRE HYDRANTS AND MAINS SHALL BE PROVIDED WHERE REQUIRED BY THE FIRE CODE OFFICIAL. **EXCEPTION:** FOR GROUP R-3 AND GROUP U OCCUPANCIES, EQUIPPED THROUGHOUT WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1, 903.3.1.2, OR 903.3.1.3, THE DISTANCE REQUIREMENT SHALL BE NOT MORE THAN 600FT.
5. **WATER SUPPLY REQUIREMENTS:** POTABLE WATER SUPPLIES SHALL BE PROTECTED FROM CONTAMINATION CAUSE 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 DESIGN OF ANY WATER-BASED FIRE PROTECTION SYSTEMS, AND / OR FIRE SUPPRESSION WATER SUPPLY SYSTEM 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 APPLICANT(S). 2016 CFC SECT. 903.3.4 AND HEALTH AND SAFETY CODE 13114.7.

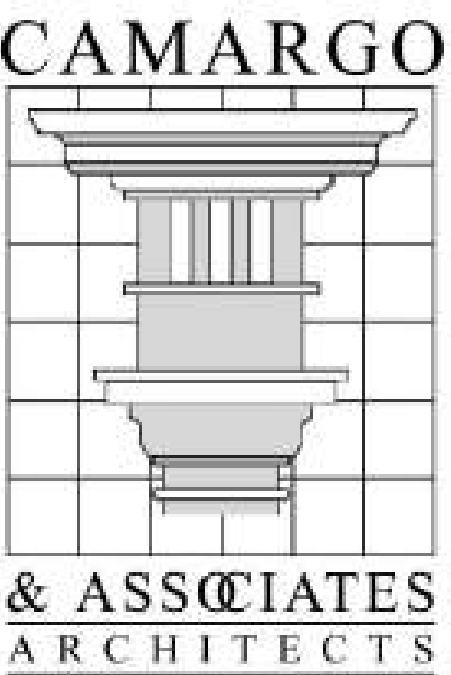
ADDRESS IDENTIFICATION: NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS NUMBERS SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. ADDRESS NUMBERS SHALL BE ARABIC FONT NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES (101.6 MM) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7MM), WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY. A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS NUMBERS SHALL BE MAINTAINED. CFC SECT. 505.1

CONSTRUCTION SITE FIRE SAFETY: ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND OUR STANDARD DETAIL AND SPECIFICATION S1-7. PROVIDE APPROPRIATE NOTATIONS ON SUBSEQUENT PLAN SUBMITTALS, AS APPROPRIATE TO THE PROJECT. CFC CHP. 33.

WILDLAND-URBAN INTERFACE: THIS PROJECT IS LOCATED WITHIN THE DESIGNATED WILDLAND-URBAN INTERFACE FIRE AREA. BUILDING CONSTRUCTION SHALL COMPLY WITH THE PROVISIONS OF CALIFORNIA BUILDING CODE (CBC) CHAPTER 7A. **NOTE:** VEGETATION CLEARANCE SHALL BE IN COMPLIANCE WITH CBC SECTION 701A.3.2.4 REQUIREMENTS.

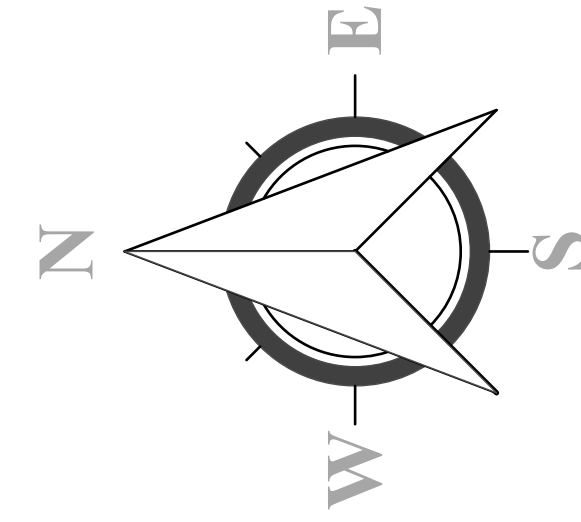


VERGARA RESIDENCE
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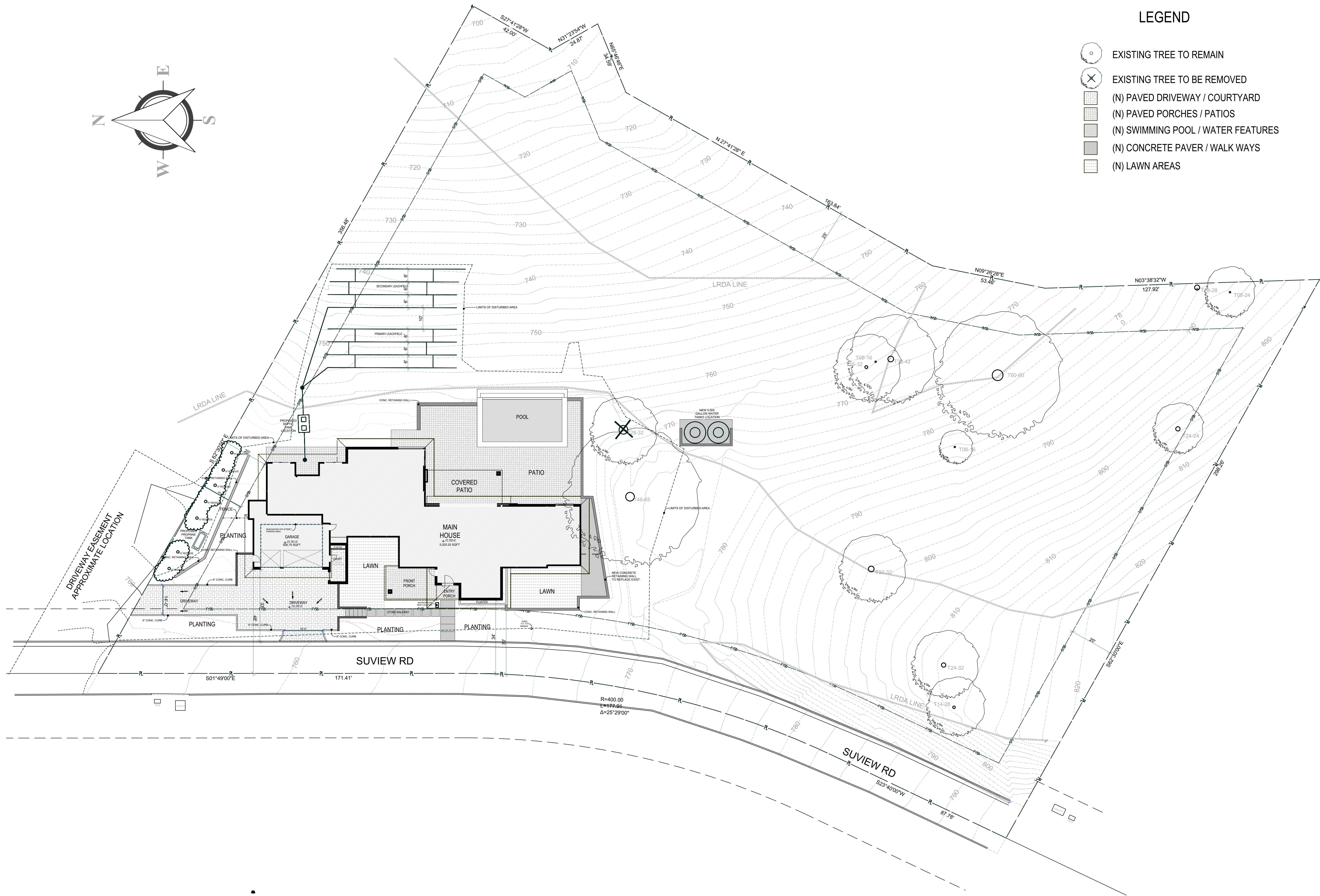
CAMARGO & ASSOCIATES ARCHITECTS
3953 Yolo Drive
San Jose, CA. 95136
(408) 266-3442
www.camargo.com

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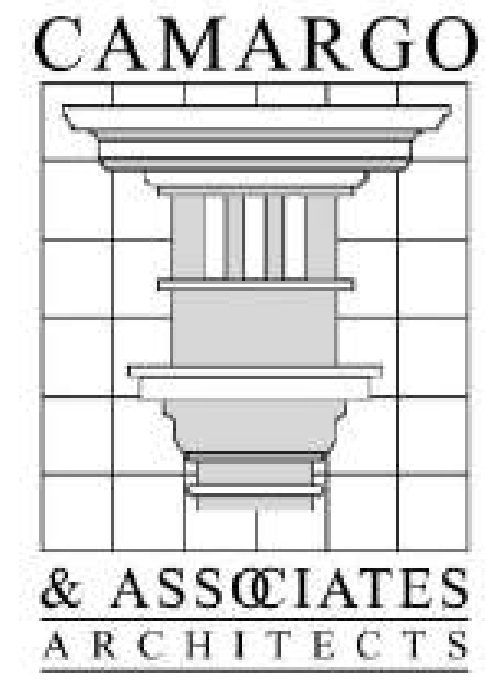


LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- (N) PAVED DRIVEWAY / COURTYARD
- (N) PAVED PORCHES / PATIOS
- (N) SWIMMING POOL / WATER FEATURES
- (N) CONCRETE PAVER / WALK WAYS
- (N) LAWN AREAS



VERGARA RESIDENCE
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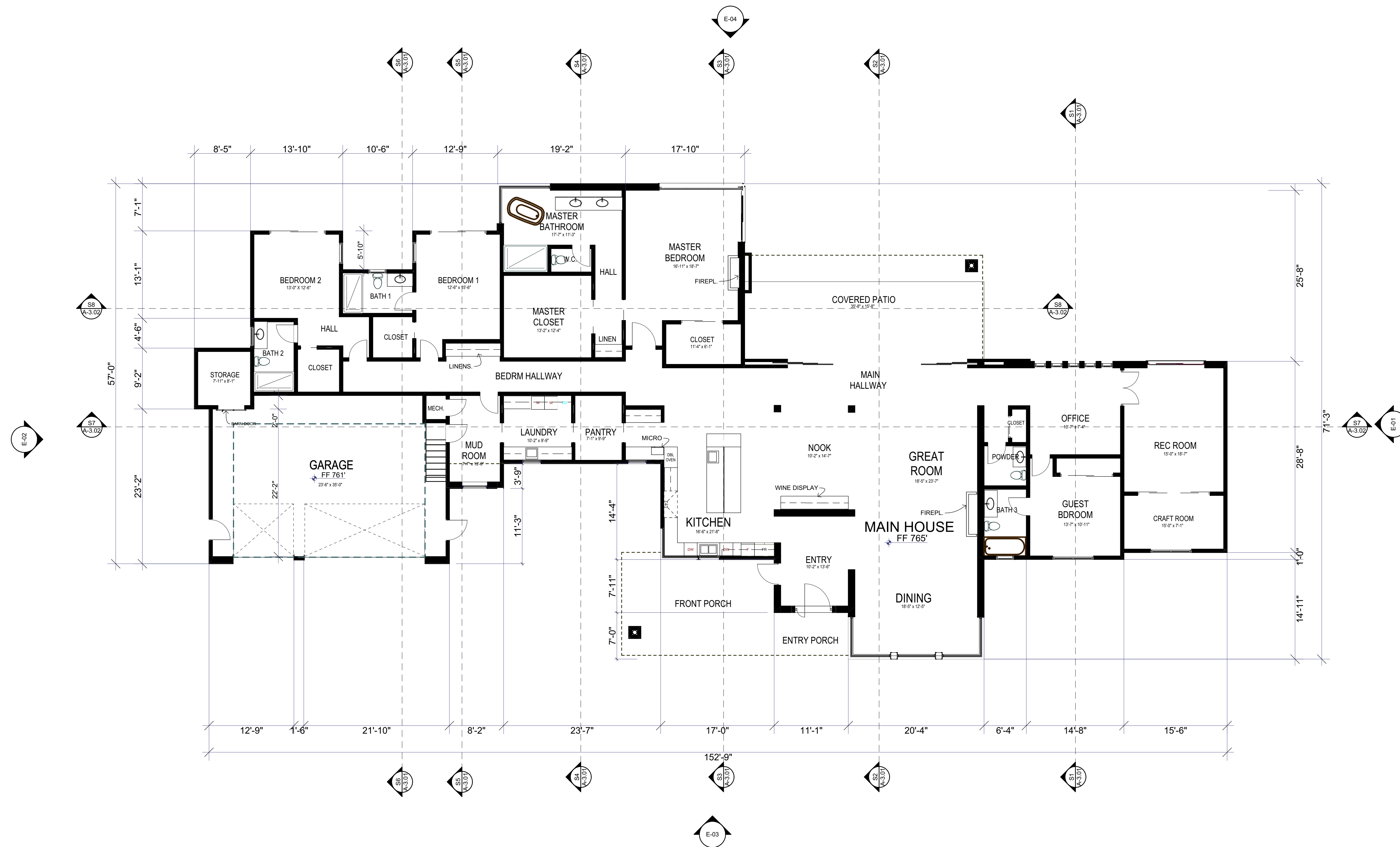
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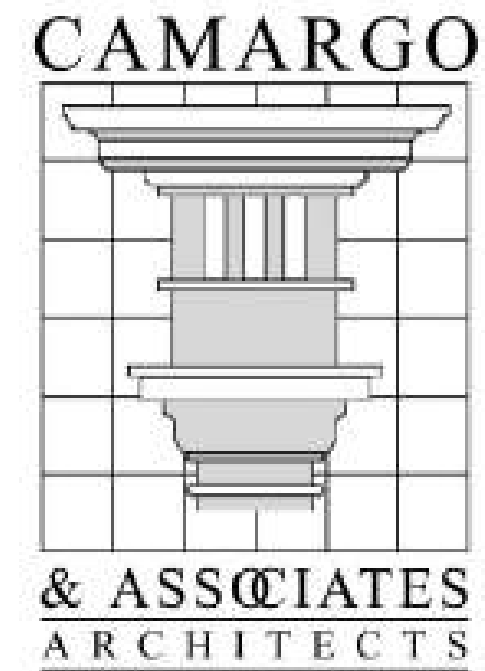
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ARCHITECTURAL SITE PLAN

SCALE: 1' = 20'



VERGARA RESIDENCE
 15310 Suviev Drive • Los Gatos • California



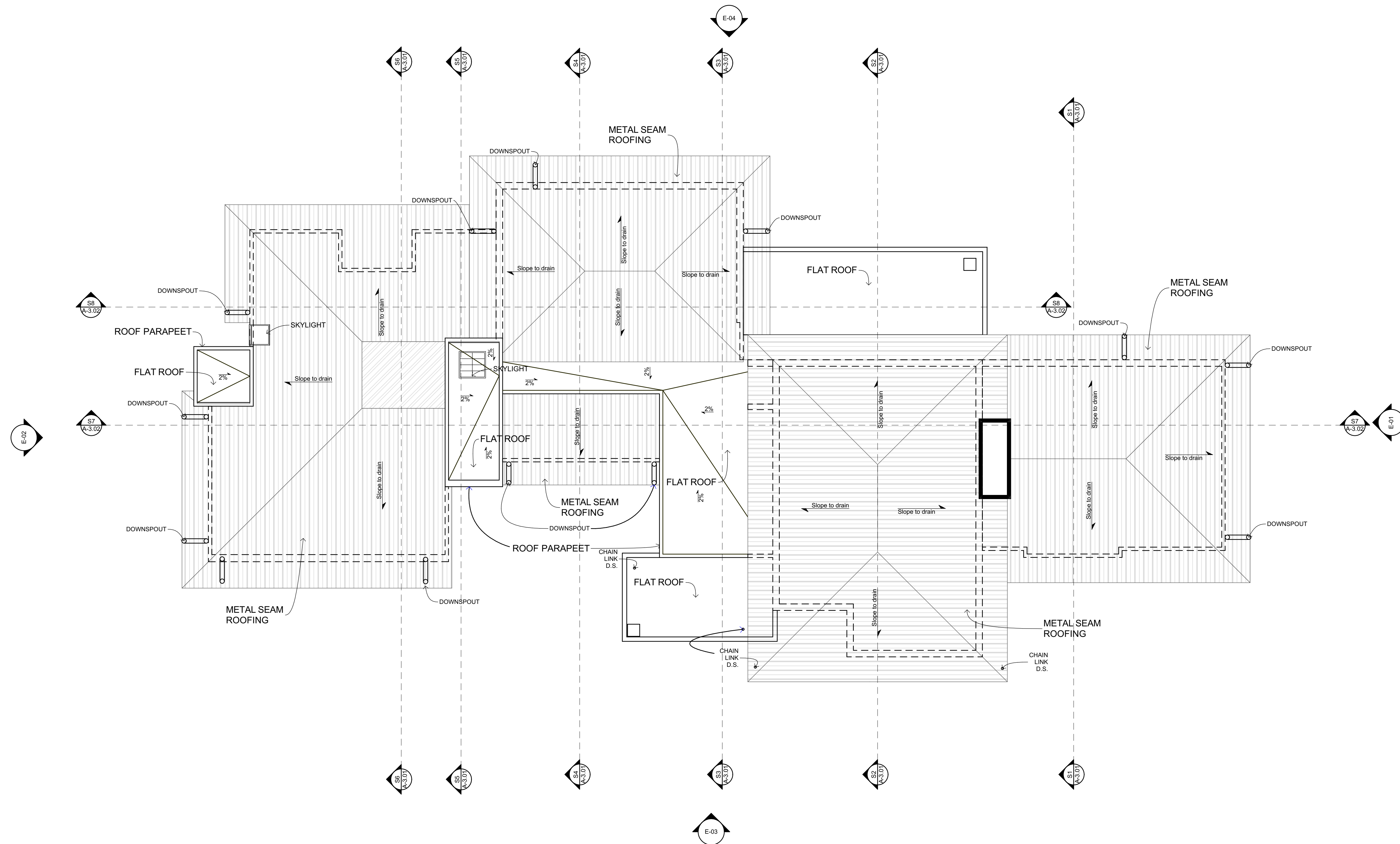
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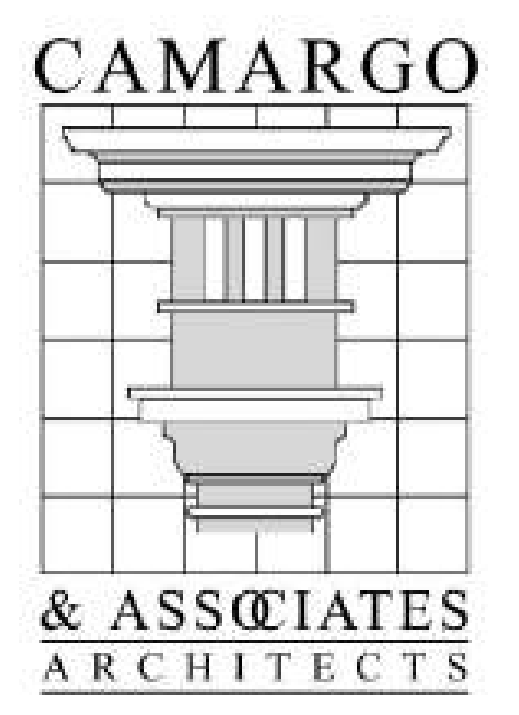
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FLOOR PLAN

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



VERGARA RESIDENCE
 15310 Suview Drive • Los Gatos • California



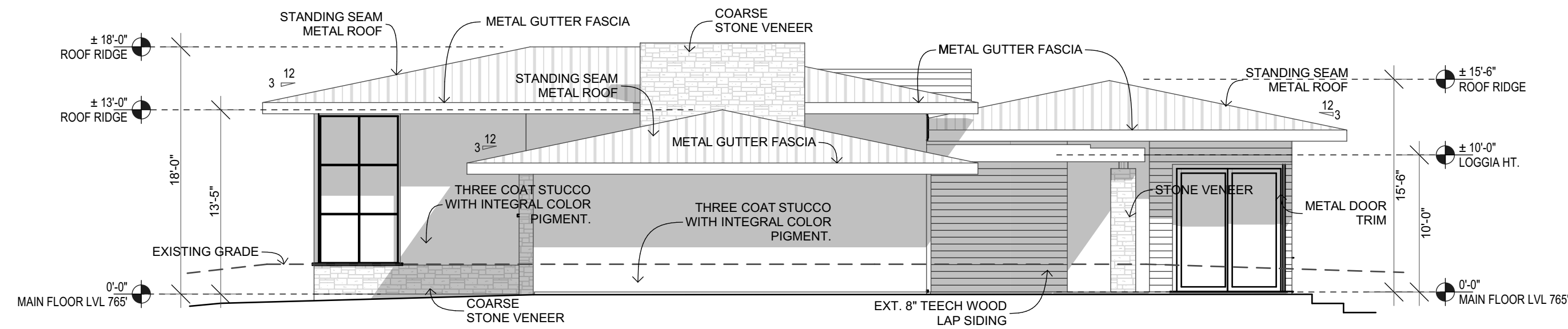
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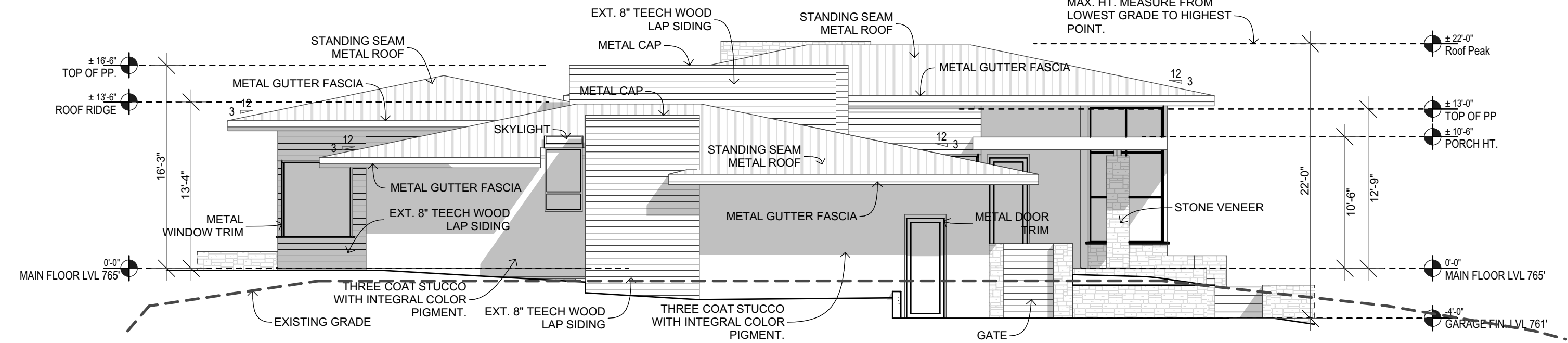
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ROOF PLAN

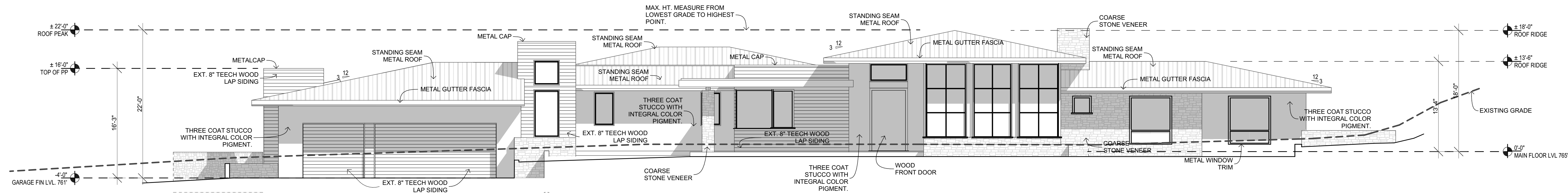
SCALE: 1/8" = 1'-0"



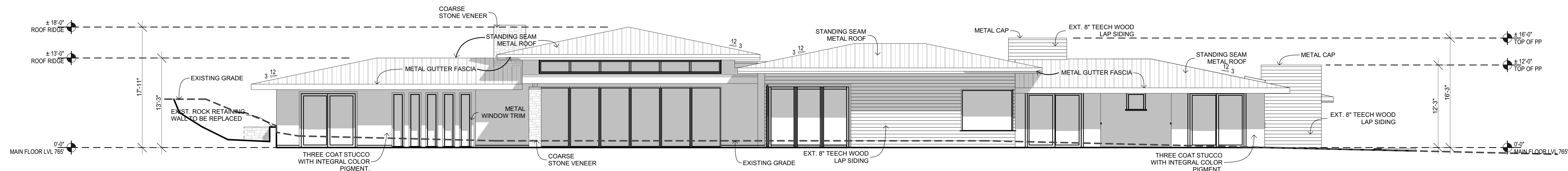
E-01 NORTH ELEVATION
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E-02 SOUTH ELEVATION
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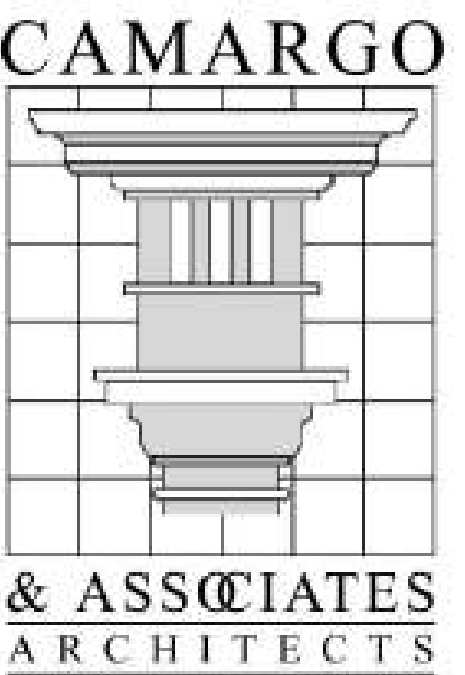


E-03 WEST ELEVATION



E-04 EAST ELEVATION

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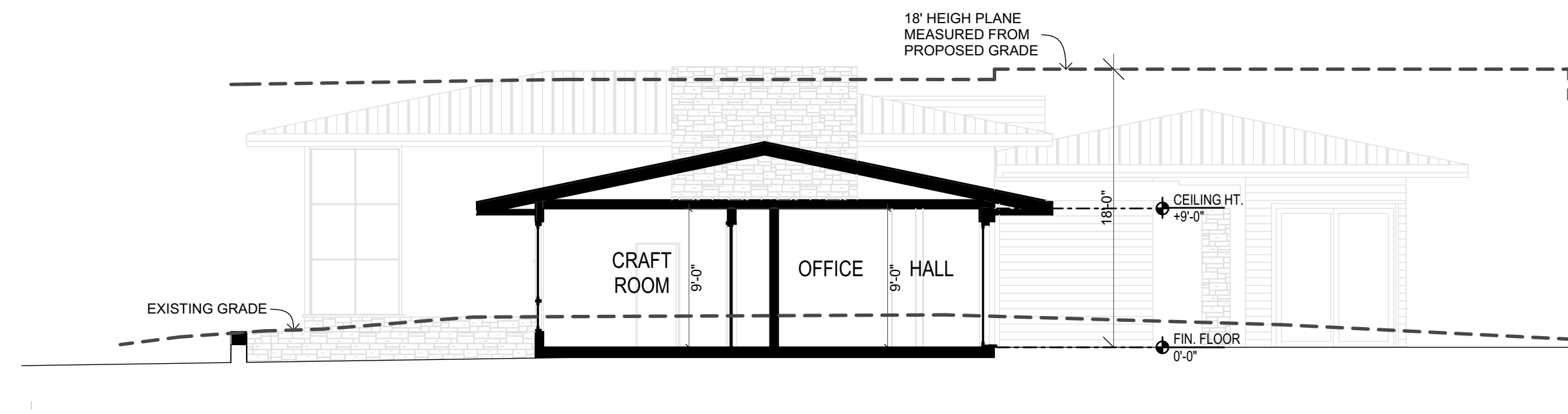


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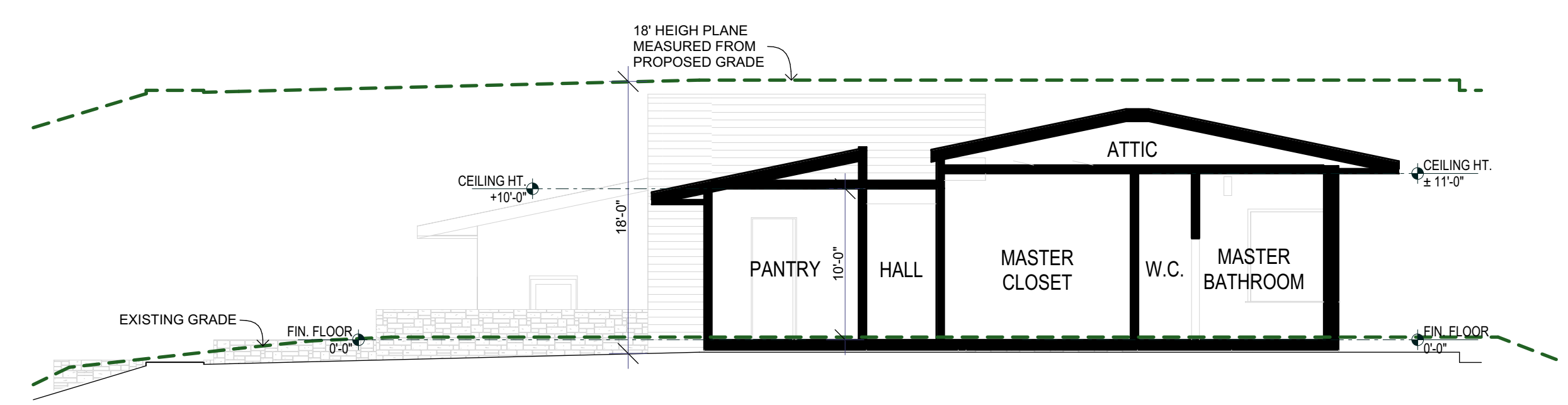
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Project	SUVIEV
Drawn	FRANCISCO TORRES

Sheet
A-2.01

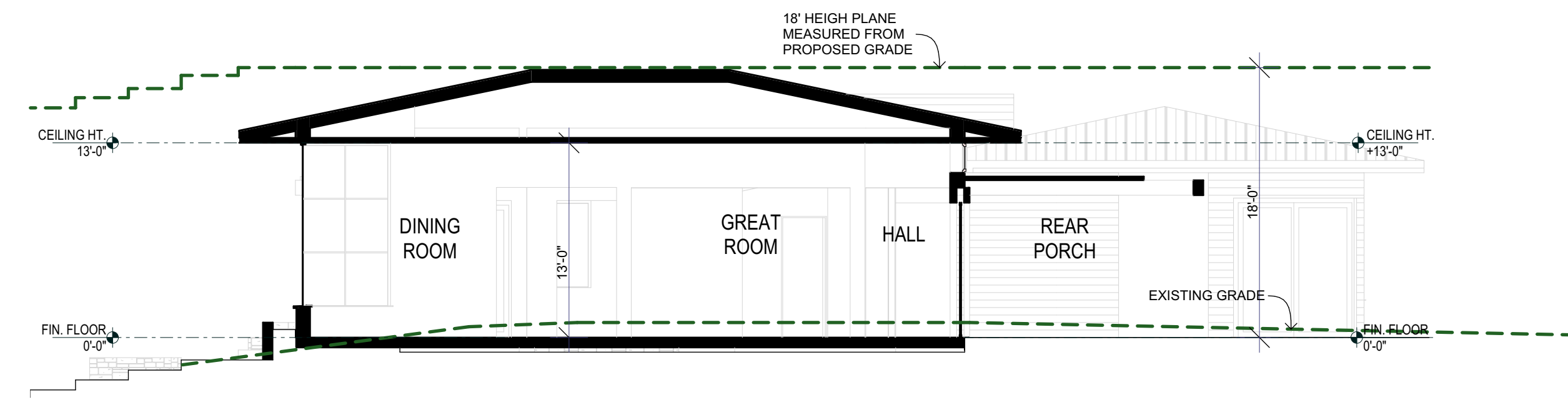
EXTERIOR ELEVATIONS



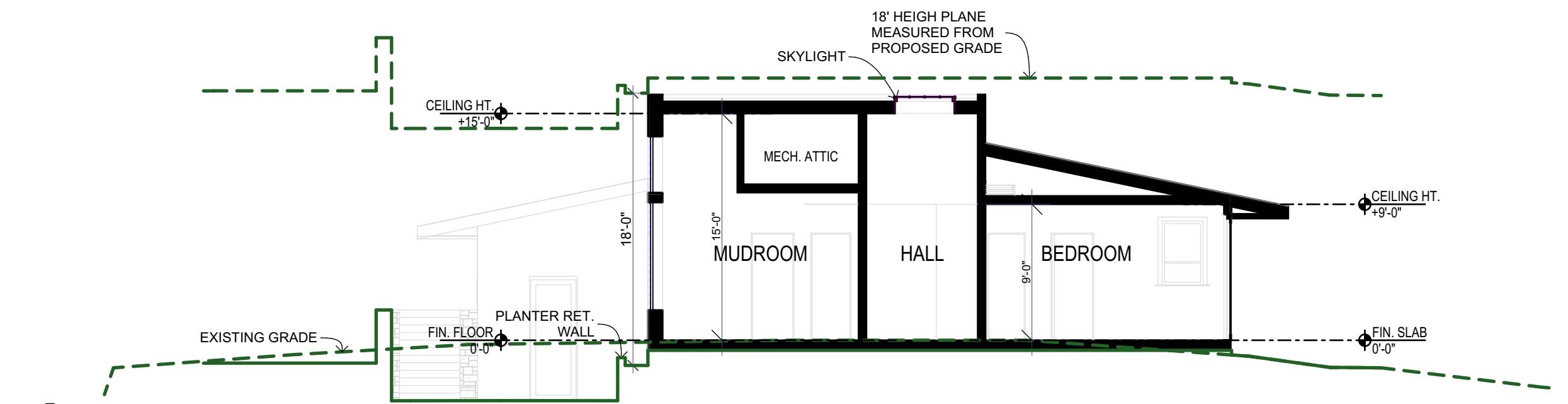
S1 Building Section A
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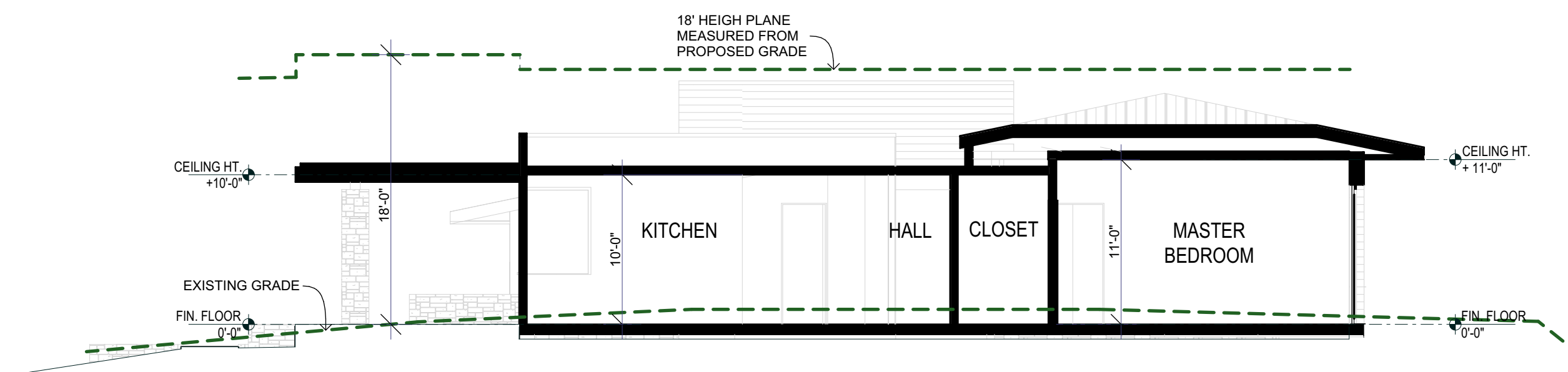
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SCALE: 1/8" = 1'-0"



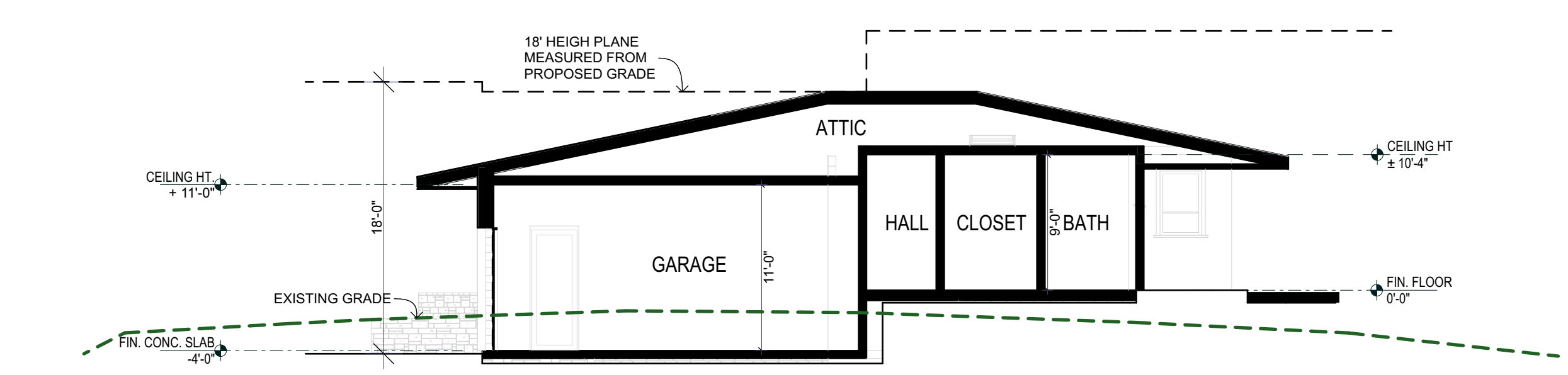
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SCALE: 1/8" = 1'-0"



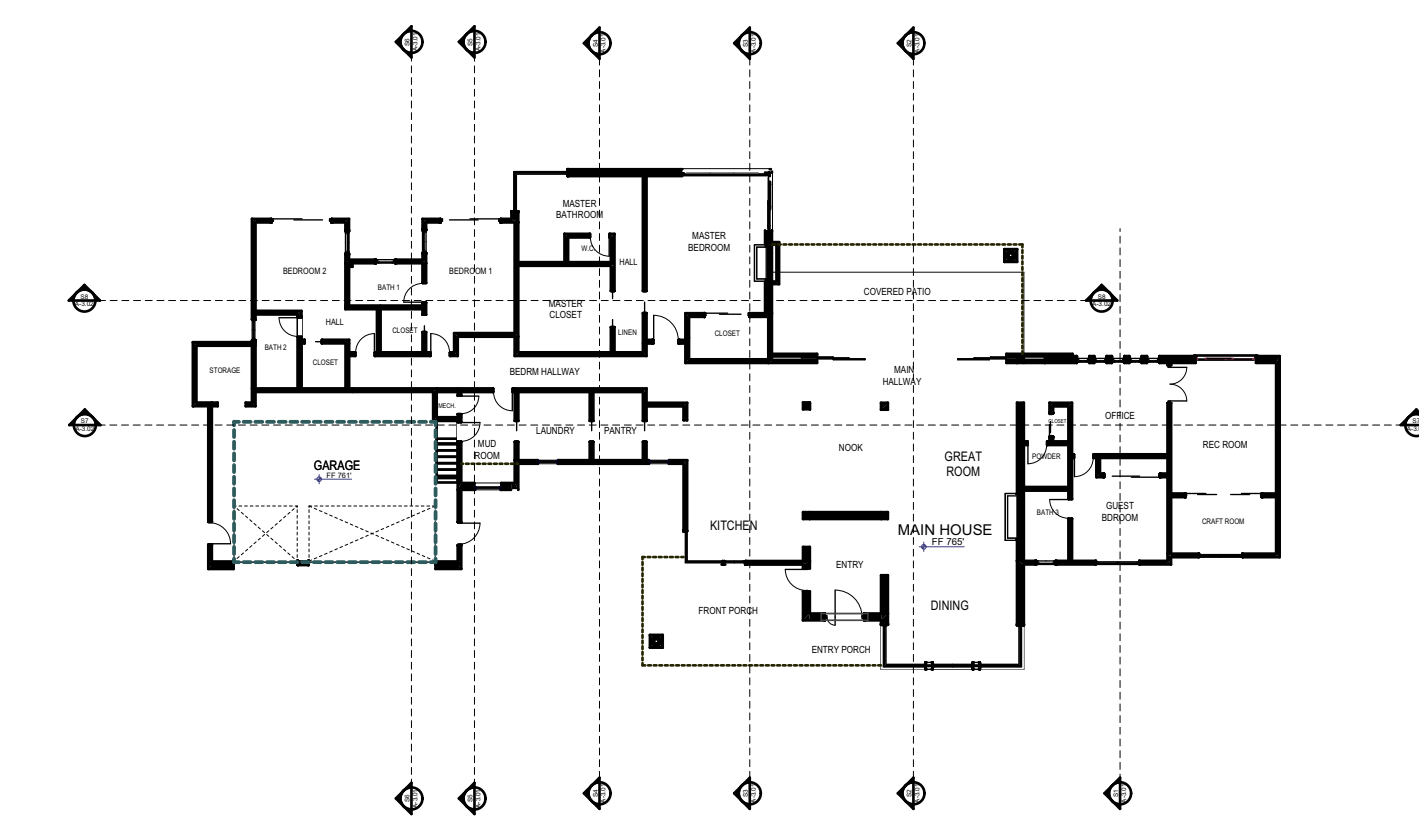
S5 Building Section E
SCALE: 1/8" = 1'-0"



S3 Building Section C
SCALE: 1/8" = 1'-0"



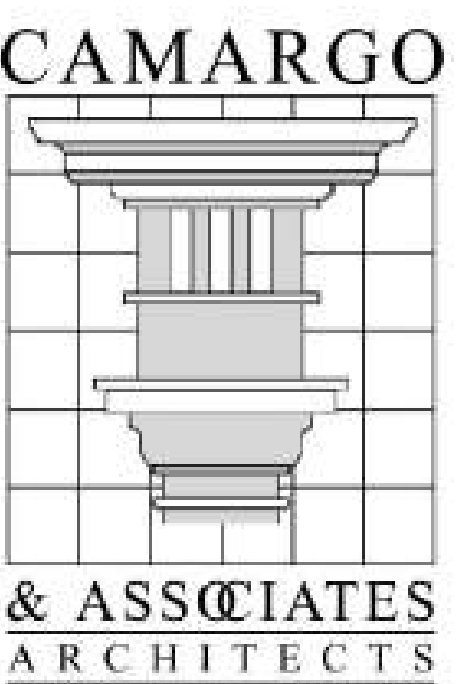
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SCALE: 1/8" = 1'-0"



SECTION KEY MAP

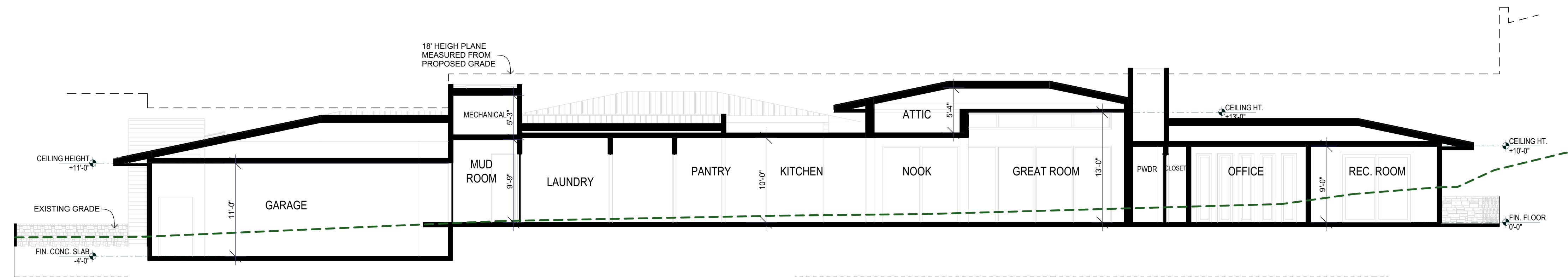
EXTERIOR ELEVATIONS

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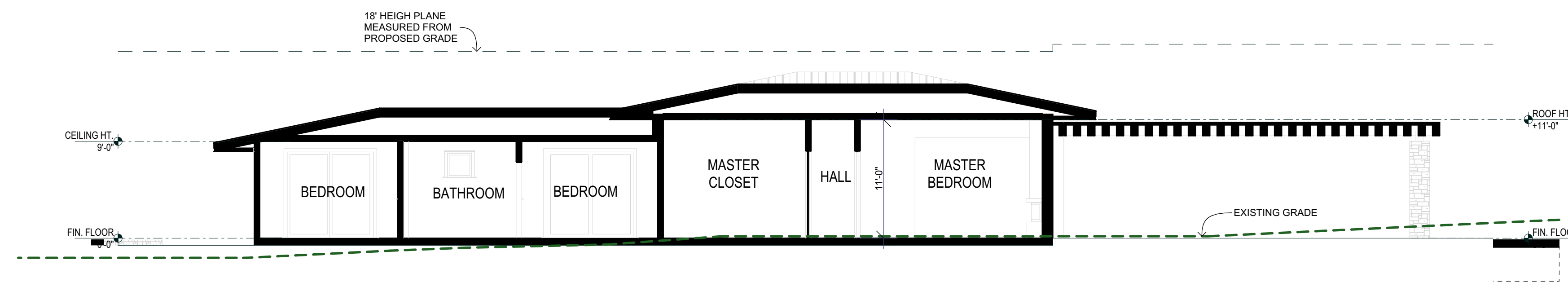


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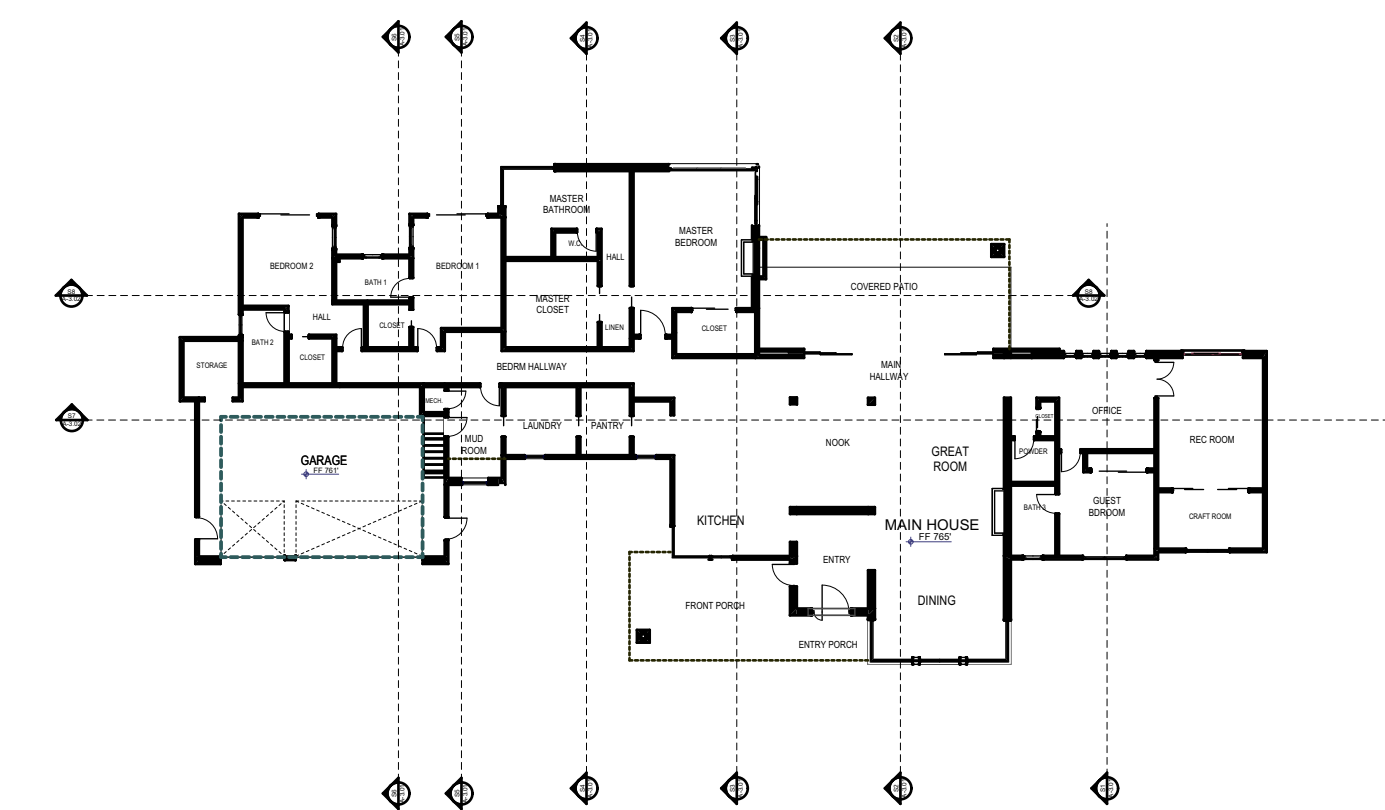
Date	1/6/2020
Project	SUVIEV
Drawn	FRANCISCO TORRES
Sheet	A-3.01



S7 Building Section H
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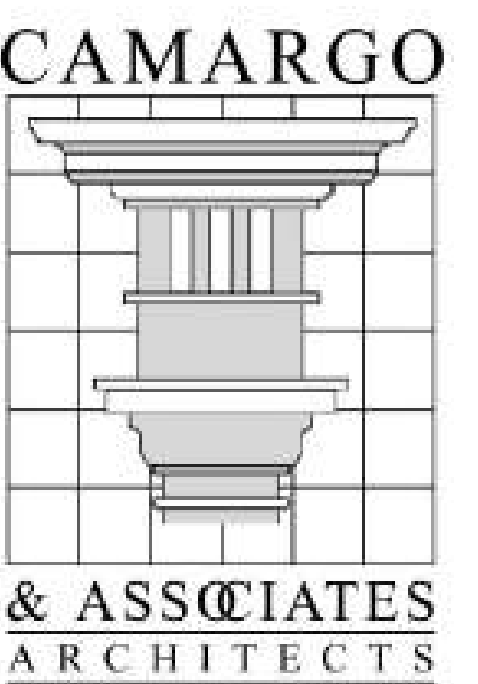
S8 Building Section I
SCALE: 1/8" = 1'-0"



SECTION KEY MAP

BUILDING SECTIONS

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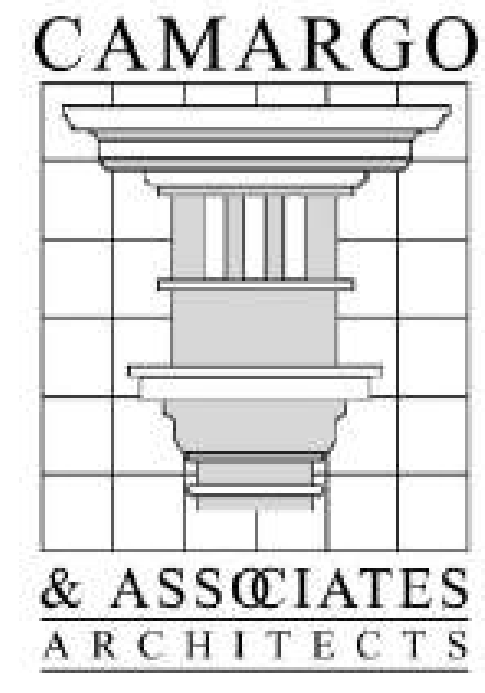
Date	1/6/2020
Project	SUVIEW
Drawn	FRANCISCO TORRES
Sheet	A-3.02

FLOOR AREAS

MAIN HOUSE FLOOR AREA	5,203.25 SQFT
GARAGE FLOOR AREA	926.75 SQFT
EXCLUDED:	-400 SQFT
TOTAL FLOOR AREA:	5,730 SQFT
MAX. ALLOWED FAR:	6,000 SQFT
COVERED PORCHES:	934 SQFT
TOTAL:	6,663.50 SQFT



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Sheet	A-801

AREA CALCULATIONS

GreenPoint RATED		NEW HOME RATING SYSTEM, VERSION 6.0		SINGLE FAMILY CHECKLIST	
<p>The GreenPoint Rated checklist tracks green features incorporated into the home. GreenPoint Rated is administered by Build It Green, a nonprofit whose mission is to promote healthy, energy and resource efficient building in California.</p> <p>The minimum requirements of GreenPoint Rated are verification of 50 or more points. From the following minimum points per category: Community (0), Energy (25), Indoor Air Quality (8), Resources (8), and Water (8), and meet the prerequisites CALGreen Mandatory, HB 1, JA 1, 01, 07.</p> <p>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/greenpoint-rated.</p> <p>Build It Green is not a code enforcement agency.</p>					
Points Achieved: 63		Certification Level: Certified		Minimum Points: 50	
Points Required: 113		Achieved Points: 63		Possible Points: 113	
<p>A home is only GreenPoint Rated if all features are verified by a Certified GreenPoint Rater through Build It Green.</p>					
<p>15310 SUVIEV DR.</p>					
<p>MEASURES</p>					
<p>Notes</p>					
<p>A. SITE</p>					
<p>B. FOUNDATION</p>					
<p>C. LANDSCAPE</p>					
<p>D. STRUCTURAL FRAME AND PERFORMANCE ENVELOPE</p>					

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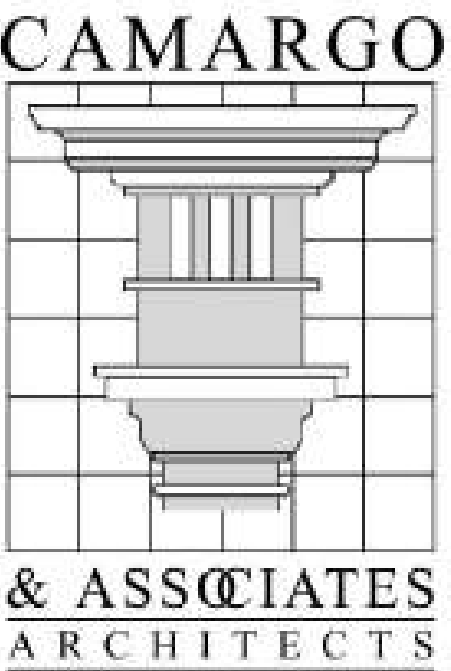
Single Family New Home Version 6.0.2		Points Achieved		Points Required	
05. FSC-Certified Wood		6		6	
06. Solid Wood Products		3		3	
07. Energy on Roof Trusses		1		1	
08. Overhangs and Gutters		1		1	
09. Insulation		2		2	
10. Exterior		2		2	
11. Plumbing		2		2	
12. Heating, Ventilation and Air Conditioning		2		2	
13. Renewable Energy		0		0	
14. Other		2		2	
Total		63		113	

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Single Family New Home Version 6.0.2		Points Achieved		Points Required	
2. BUILDING PERFORMANCE AND TESTING		1		1	
3. FINISHES		2		2	
4. FLOORING		1		1	
5. APPLIANCES AND LIGHTING		2		2	
6. COMMUNITY		2		2	
7. OTHER		2		2	
Total		63		113	

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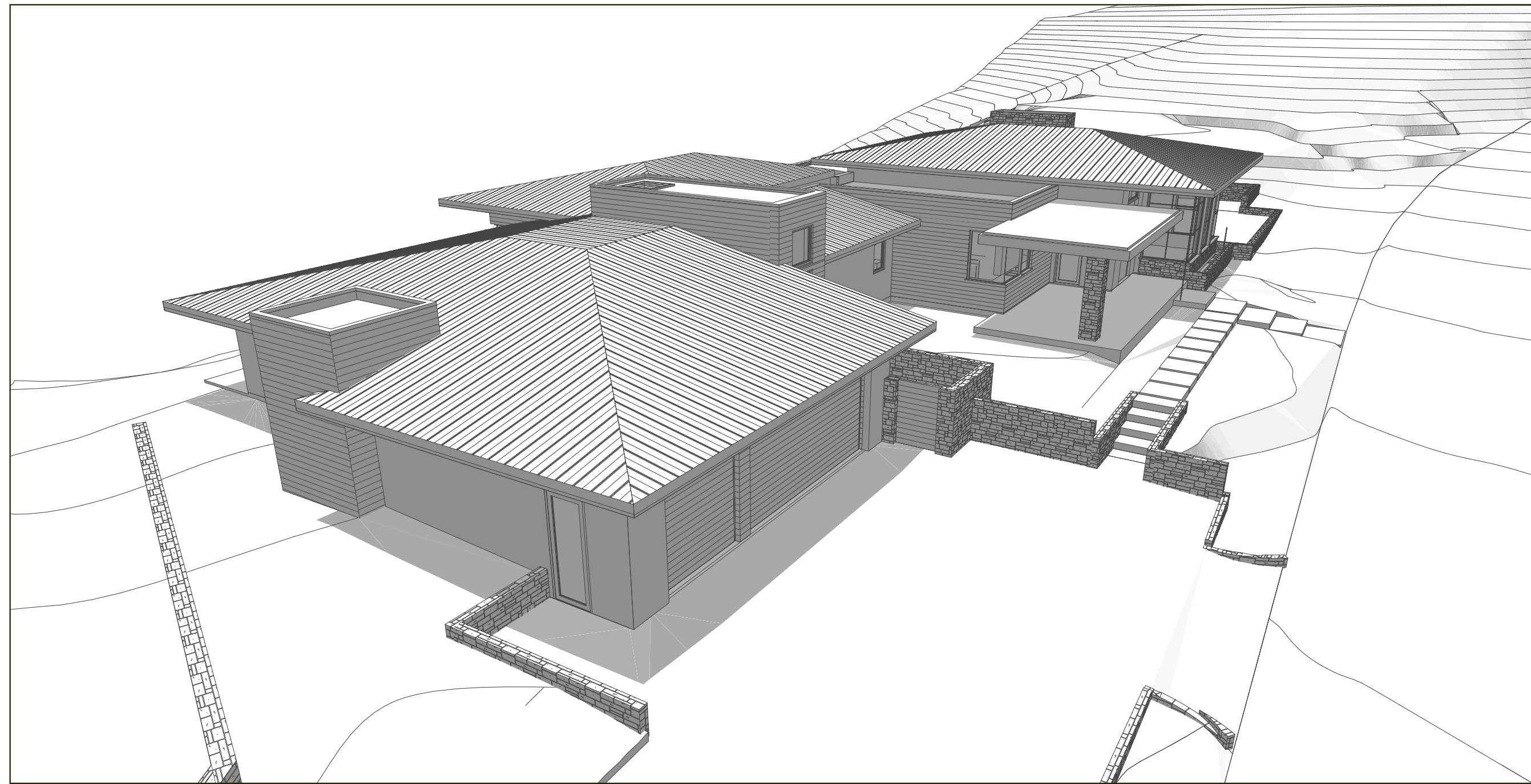


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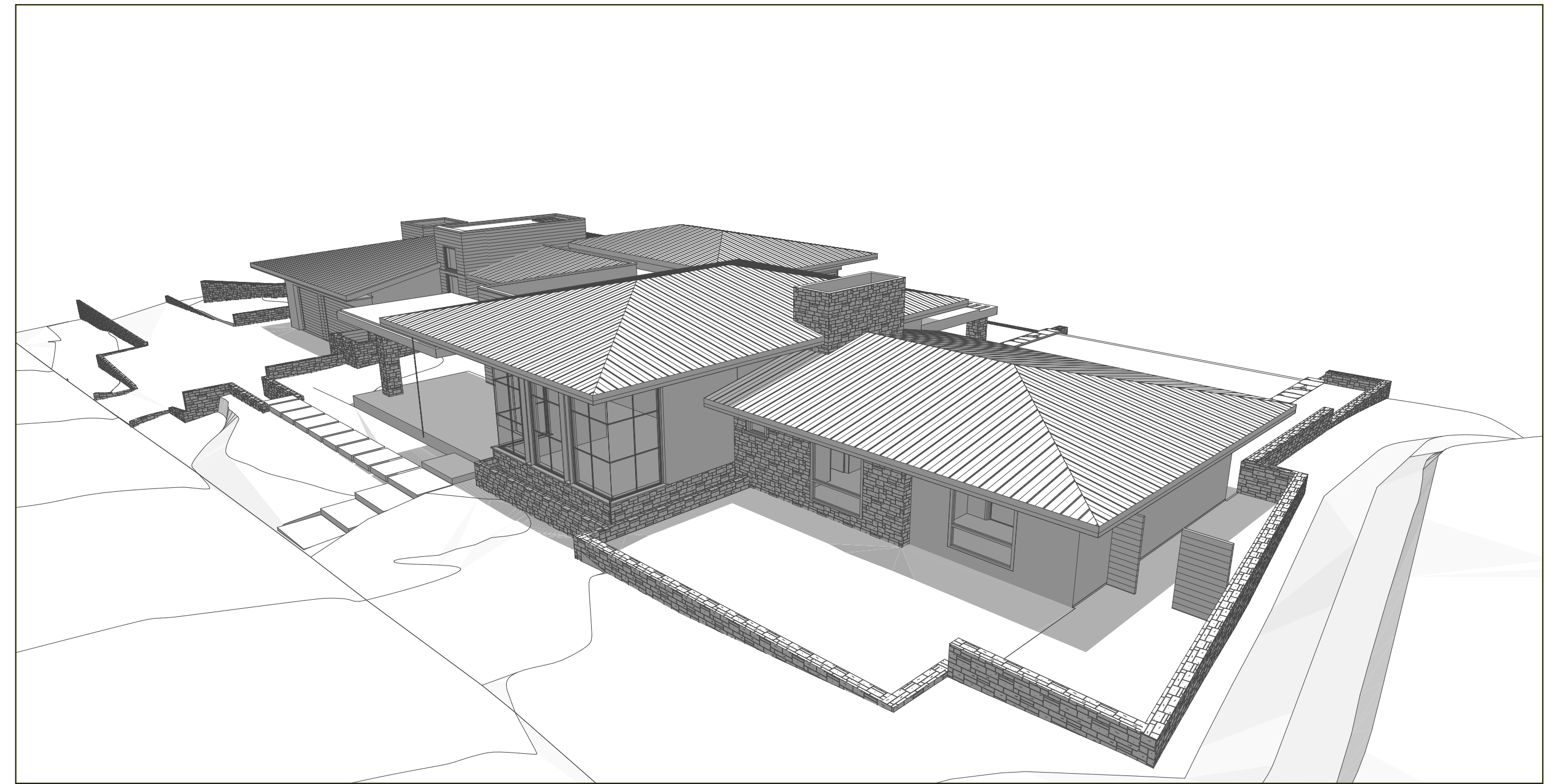
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 Project: SUVIEV
 Drawn: FRANCISCO TORRES

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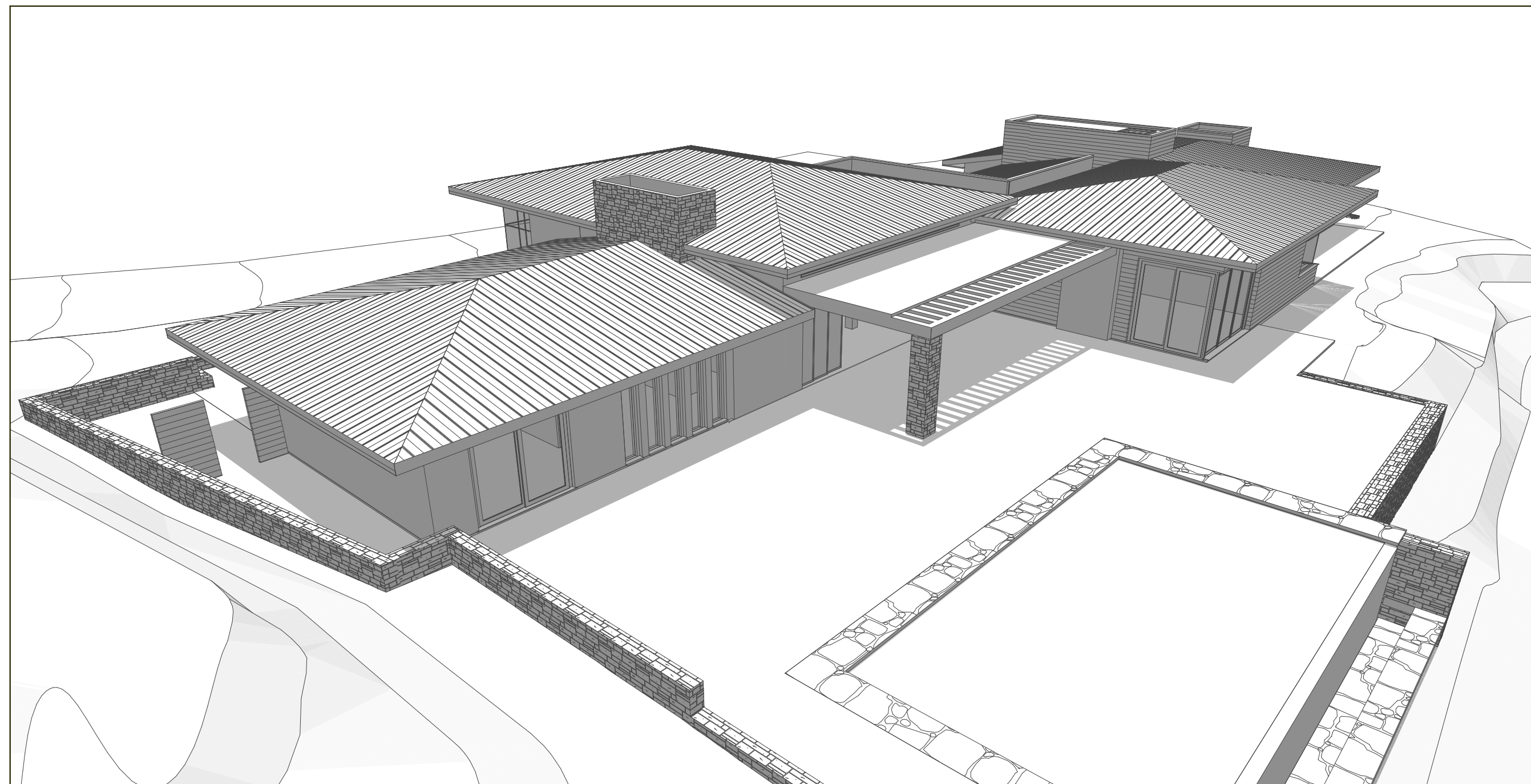
GREEN POINTS RATING CHECKLIST



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NOT TO SCALE



○ SW BIRDS EYE 3D VIEW
NOT TO SCALE



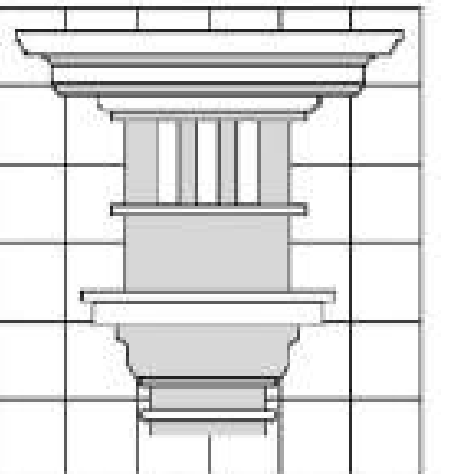
○ SE BIRDS EYE 3D VIEW
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○ NE BIRDS EYE 3D VIEW
NOT TO SCALE

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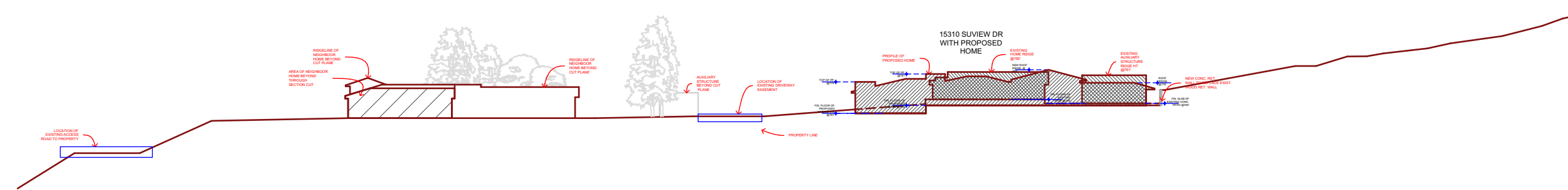


& ASSOCIATES
ARCHITECTS

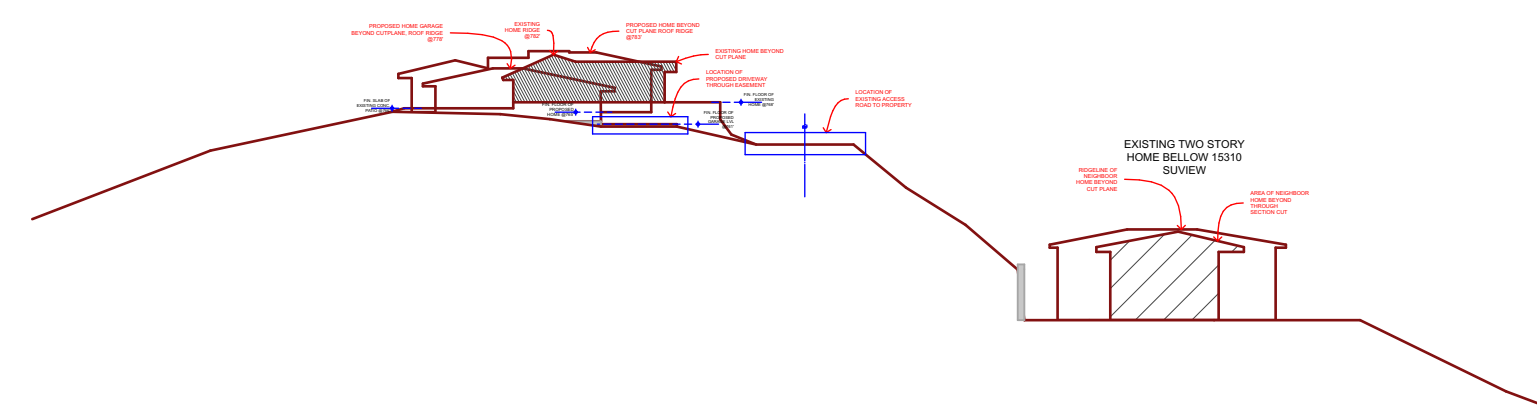
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Project	SUVIEW
Drawn	FRANCISCO TORRES
Sheet	

3D VIEWS
SCALE: NTS



SECTION A
SECTION CUT TAKEN FOLLOWING THE RIDGELINE OF EXISTING HOME



SECTION B
SECTION CUT TAKEN PERPENDICULAR TO SECTION A THROUGH DRIVEWAY EASEMENT

ALL ELEVATIONS HEIGHTS AND DISTANCES ABOVE AND BELOW THE PROPERTY LINES WERE ACQUIRED FROM GOOGLE EARTH.

VIEW POINT A

Fig. 1 : Existing house at 50mm range



Fig. 2 : Existing house at 300mm range.

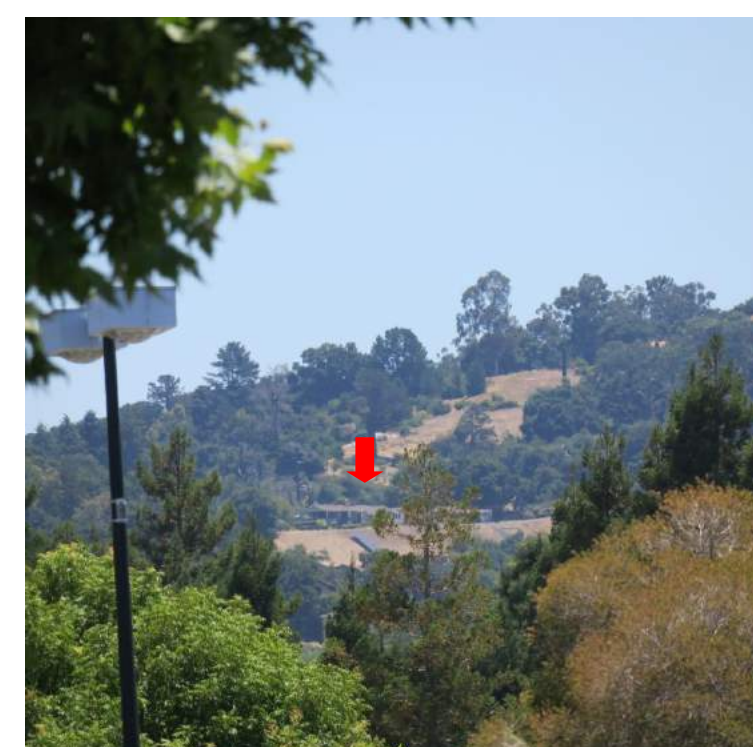


Fig. 3 : Profile of proposed home at 50mm range



Fig. 4 : Profile of proposed home at 300mm range.



VIEW POINT B

Fig. 1 : Existing home at 50mm range.



Fig. 2 : Existing home at 300mm range.

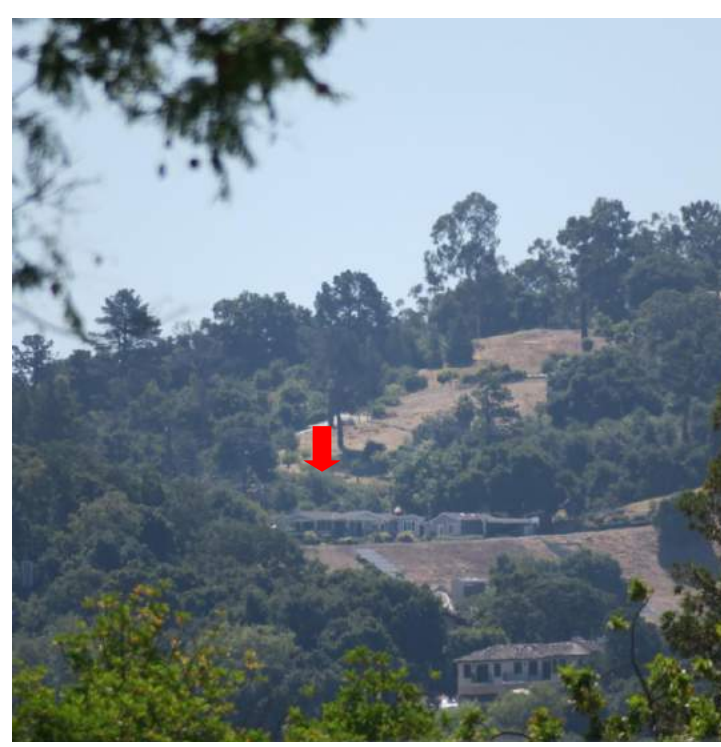


Fig. 3 : Profile of proposed home at 50mm range.



Fig. 4 : Profile of proposed home at 300mm range.



VIEW POINT C

Fig. 1 : Existing house at 50mm range.



Fig. 2 : Existing house at 300mm range.

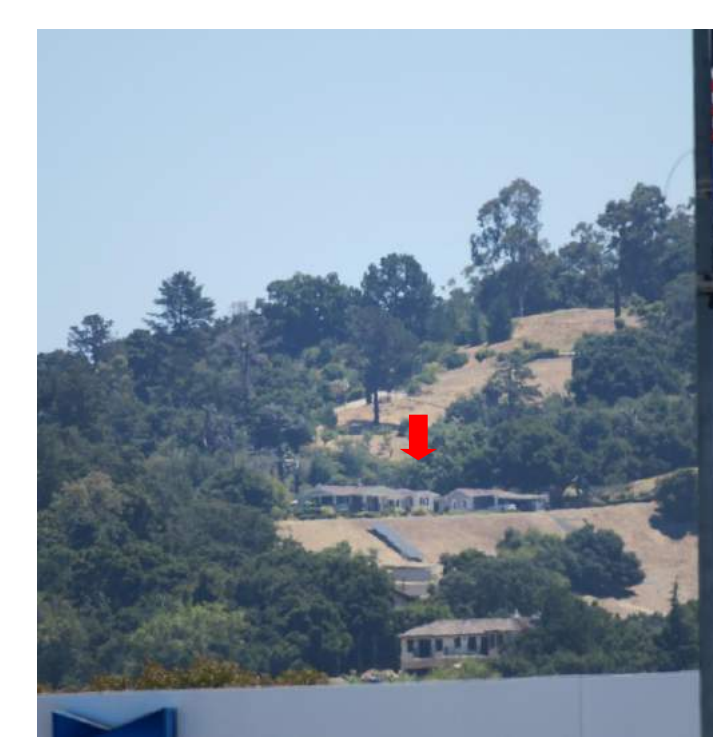


Fig. 3 : Profile of proposed home at 50mm range.



Fig. 4 : Profile of proposed home at 300mm range.



Exhibit 1: Town of Los Gatos Hillside Area Viewing Map. The orange circled area represents the Viewing area at the Southwest Corner of Blossom Hill Road and Los Gatos Boulevard where the property in question is visible. The red circle represents the property.

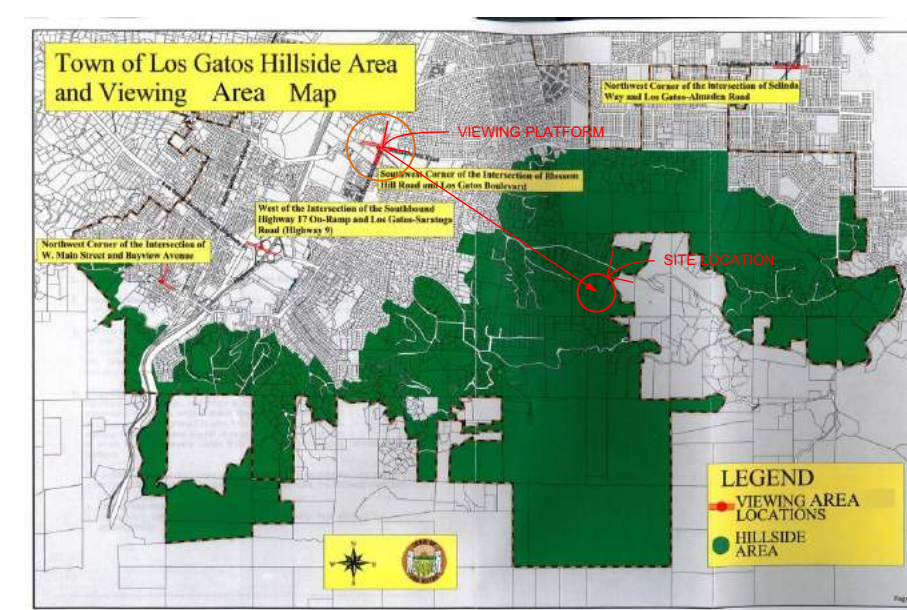
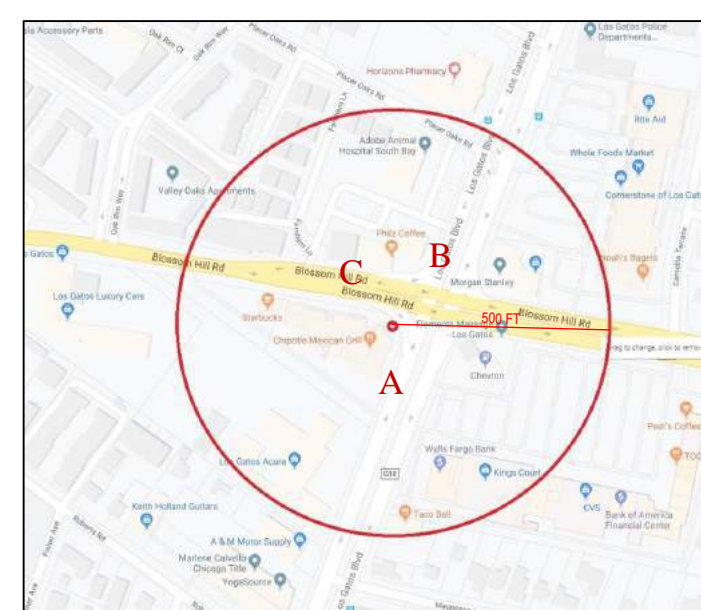


Exhibit 2: Viewing area Blossom Hill Road and Los Gatos Boulevard. The red circled area represents a 500ft radius from the Southwest corner of Blossom Hill Road and Los Gatos Boulevard. Points A, B, and C, represent areas from where the existing house is visible.



The existing home is currently visible from the view platform located at Blossom Hill Road and Los Gatos Boulevard where the house is visible in its entirety. The new home will be located towards the north side of the property which reduces visibility by 30% of surface area.



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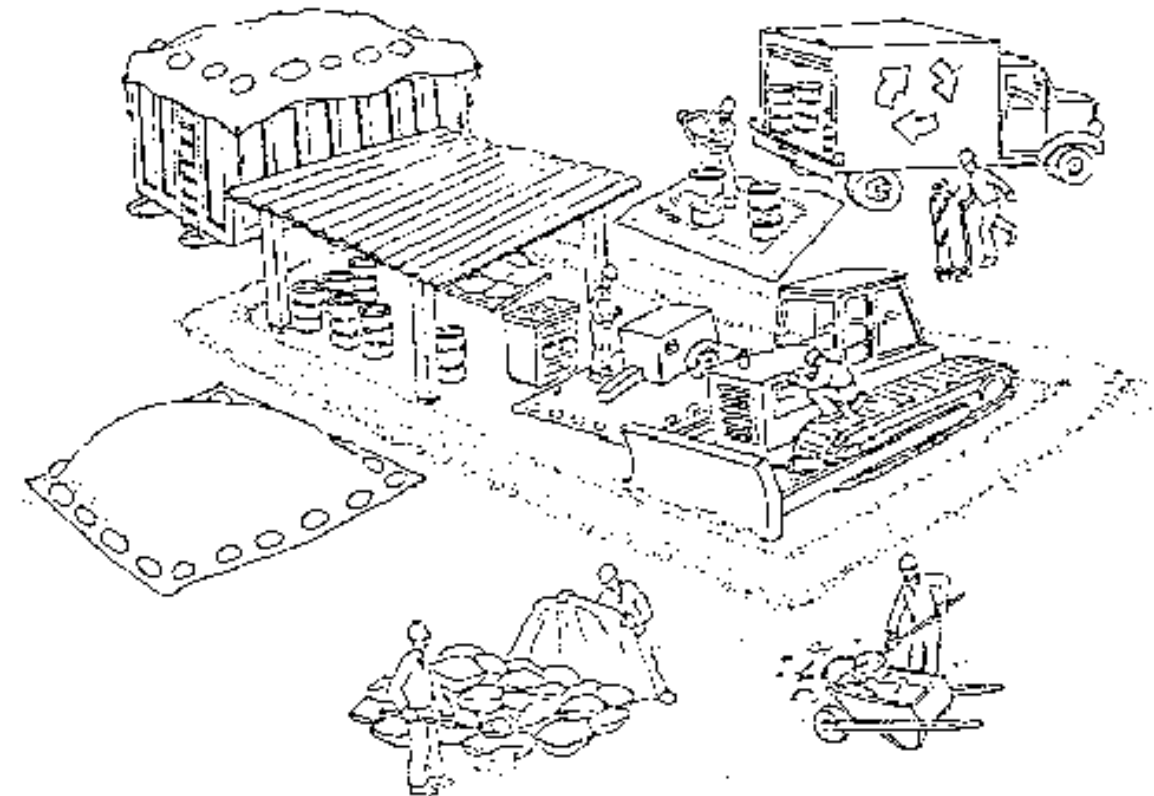
Date	1/6/2020
Project	SUVIEW
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Sheet	V-001

SITE SECTIONS / VISIBILITY ANALYSIS

Pollution Prevention — It's Part of the Plan

Make sure your crews and subs do the job right!

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



Materials storage & spill cleanup

Non-hazardous materials management

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

Hazardous materials management

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

Spill prevention and control

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

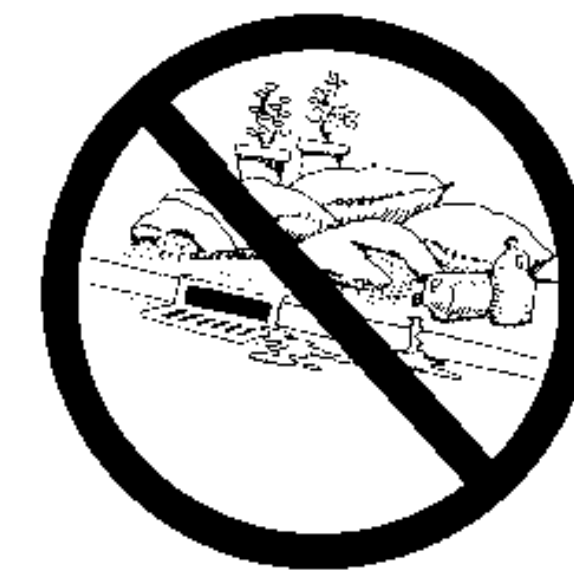
Vehicle and equipment maintenance & cleaning

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



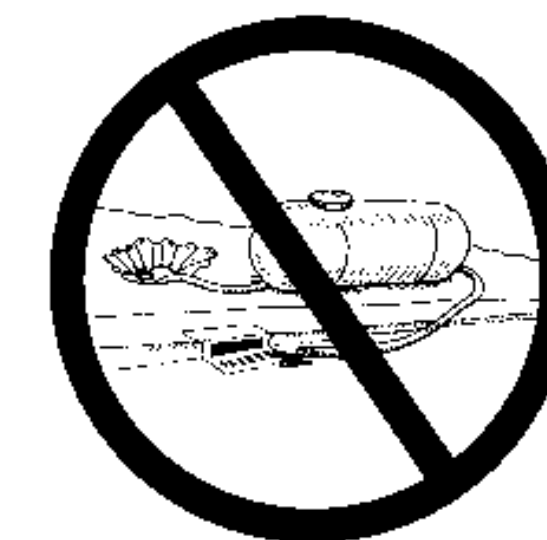
Earthwork & contaminated soils

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



Dewatering operations

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



Saw cutting

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

Concrete, grout, and mortar storage & waste disposal

- ✓ Be sure to store concrete, grout, and mortar under cover and away from drainage areas. These materials must never reach a storm drain.
- ✓ Wash out concrete equipment/trucks off-site or designate an on-site area for washing where water will flow on to dirt or into a temporary pit in a dirt area. Let the water seep into the soil and dispose of hardened concrete with trash.
- ✓ Divert water from washing exposed aggregate concrete to a dirt area where it will not run into a gutter, street, or storm drain.
- ✓ If a suitable dirt area is not available, collect the wash water and remove it for appropriate disposal off site.



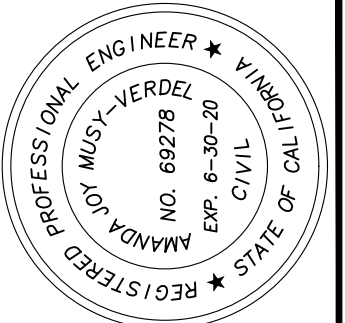
Paving/asphalt work

- ✓ Do not pave during wet weather or when rain is forecast.
- ✓ Always cover storm drain inlets and manholes when paving or applying seal coat, tack coat, slurry seal, or fog seal.
- ✓ Place drip pans or absorbent material under paving equipment when not in use.
- ✓ Protect gutters, ditches, and drainage courses with hay bales, sand bags, or earthen berms.
- ✓ Do not sweep or wash down excess sand from sand sealing into gutters, storm drains, or creeks. Collect sand and return it to the stockpile, or dispose of it as trash.
- ✓ Do not use water to wash down fresh asphalt concrete pavement.



Painting

- ✓ Never rinse paint brushes or materials in a gutter or street!
- ✓ Paint out excess water-based paint before rinsing brushes, rollers, or containers in a sink. If you can't use a sink, direct wash water to a dirt area and spade it in.
- ✓ Paint out excess oil-based paint before cleaning brushes in thinner.
- ✓ Filter paint thinners and solvents for reuse whenever possible. Dispose of oil-based paint sludge and unusable thinner as hazardous waste.



DATE: OCTOBER 31, 2019
SCALE: NONE
DESIGN: AM
DRAWN: TM
CHECK: XX
ENGR: AM
PROJECT NO.: 16075

PLAN FOR THE IMPROVEMENT OF
LANDS OF VERGARA - 15310 SUVVIEW ROAD
BLUEPRINT FOR A CLEAN BAY
ARCHITECTURE AND SITE APPLICATION NO. S-19-025
APN 537-24-024
TOWN OF LOS GATOS
PARKS AND PUBLIC WORKS DEPARTMENT

HANNA-BRUNETTI
EST. 1916
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS

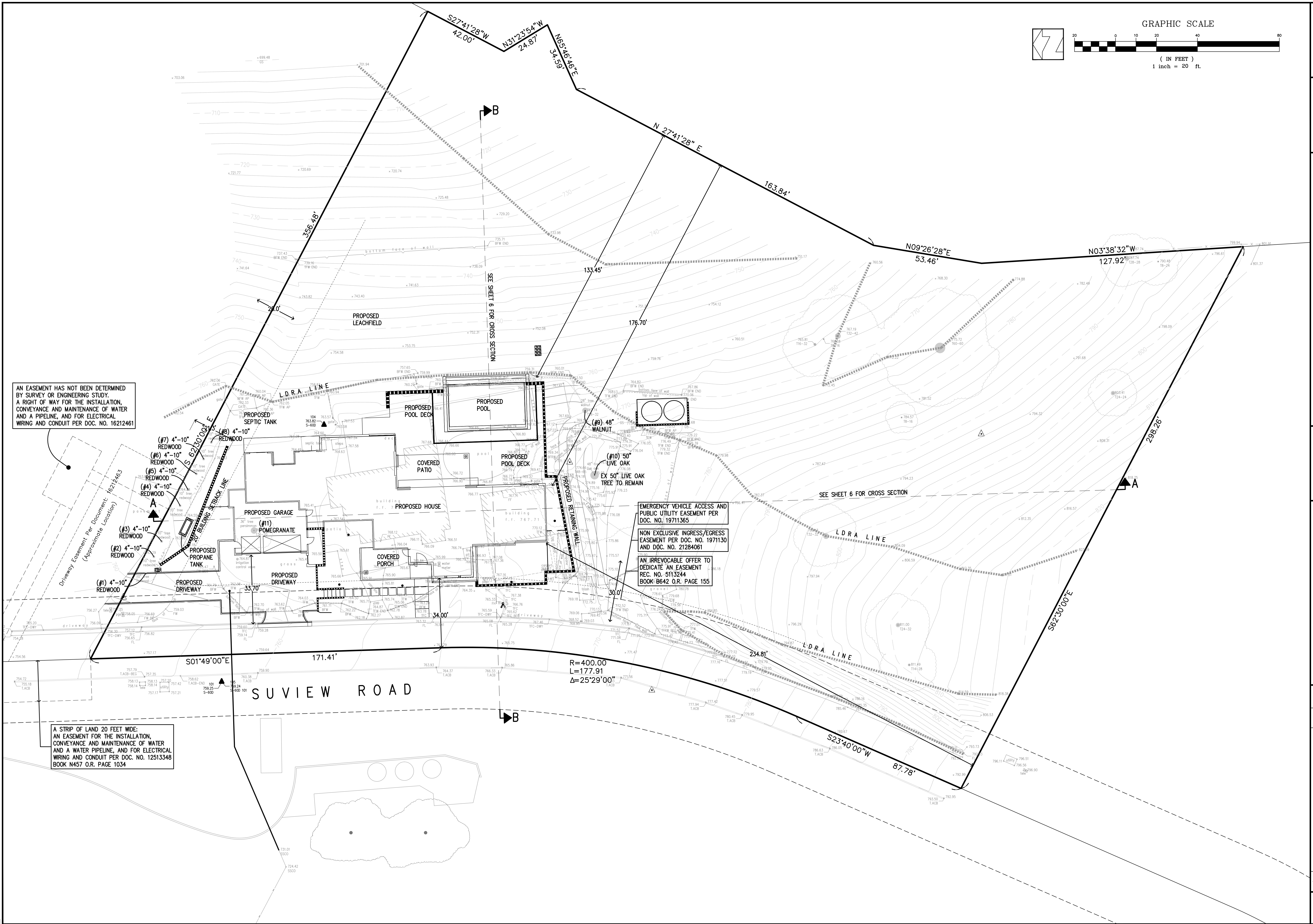
REVISIONS	DATE

BY	DATE

SHEET 2 OF 7

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

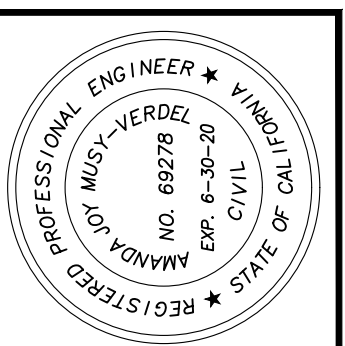
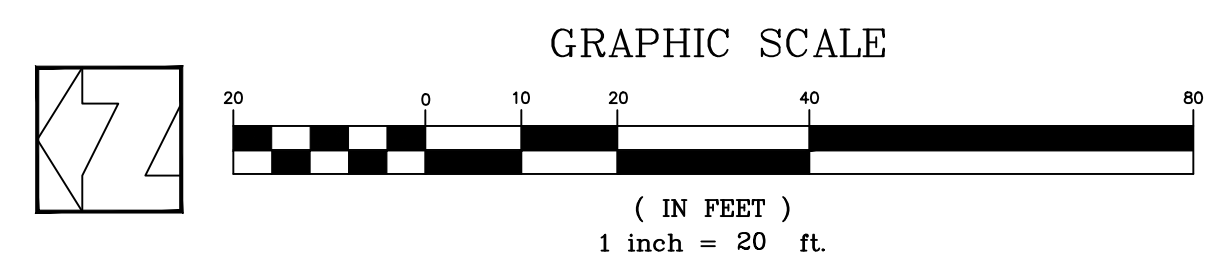
CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND EASEMENTS FROM THE TOWN OF LOS GATOS, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND EASEMENTS FROM THE TOWN OF LOS GATOS, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS;



AN EASEMENT HAS NOT BEEN DETERMINED BY SURVEY OR ENGINEERING STUDY. A RIGHT OF WAY FOR THE INSTALLATION, CONVEYANCE AND MAINTENANCE OF WATER AND A PIPELINE, AND FOR ELECTRICAL WIRING AND CONDUIT PER DOC. NO. 16212461

EMERGENCY VEHICLE ACCESS AND PUBLIC UTILITY EASEMENT PER DOC. NO. 19711365
 NON EXCLUSIVE INGRESS/EGRESS EASEMENT PER DOC. NO. 1971130 AND DOC. NO. 21284061
 AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT REC. NO. 5113244 BOOK B642 O.R. PAGE 155

A STRIP OF LAND 20 FEET WIDE: AN EASEMENT FOR THE INSTALLATION, CONVEYANCE AND MAINTENANCE OF WATER AND A WATER PIPELINE, AND FOR ELECTRICAL WIRING AND CONDUIT PER DOC. NO. 12513348 BOOK N457 O.R. PAGE 1034

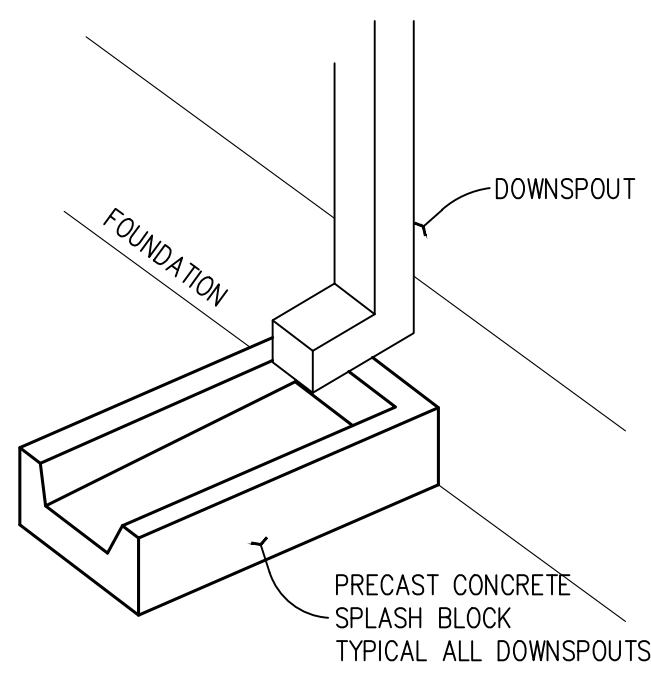
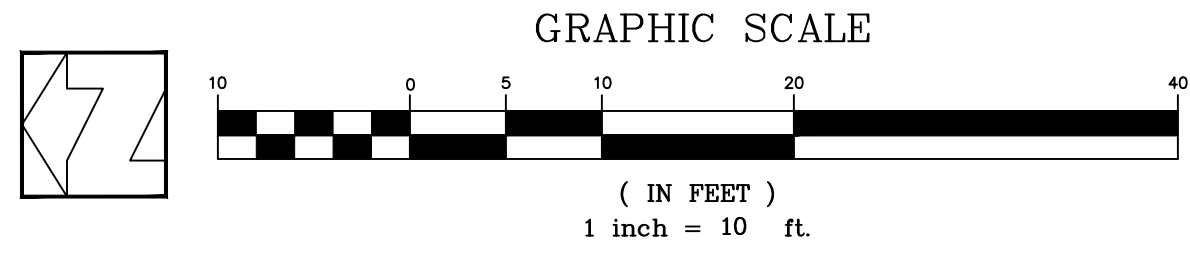


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SCALE:	AS SHOWN
DESIGN:	AM
DRAWN:	TM
CHECK:	XX
ENCR:	AM
PROJECT NO.:	16075

PLAN FOR THE IMPROVEMENT OF
LANDS OF VERGARA - 15310 SUVIEW ROAD
SITE PLAN
 ARCHITECTURE AND SITE APPLICATION NO. S-19-025
 APN 537-24-024
 TOWN OF LOS GATOS
 PARKS AND PUBLIC WORKS DEPARTMENT

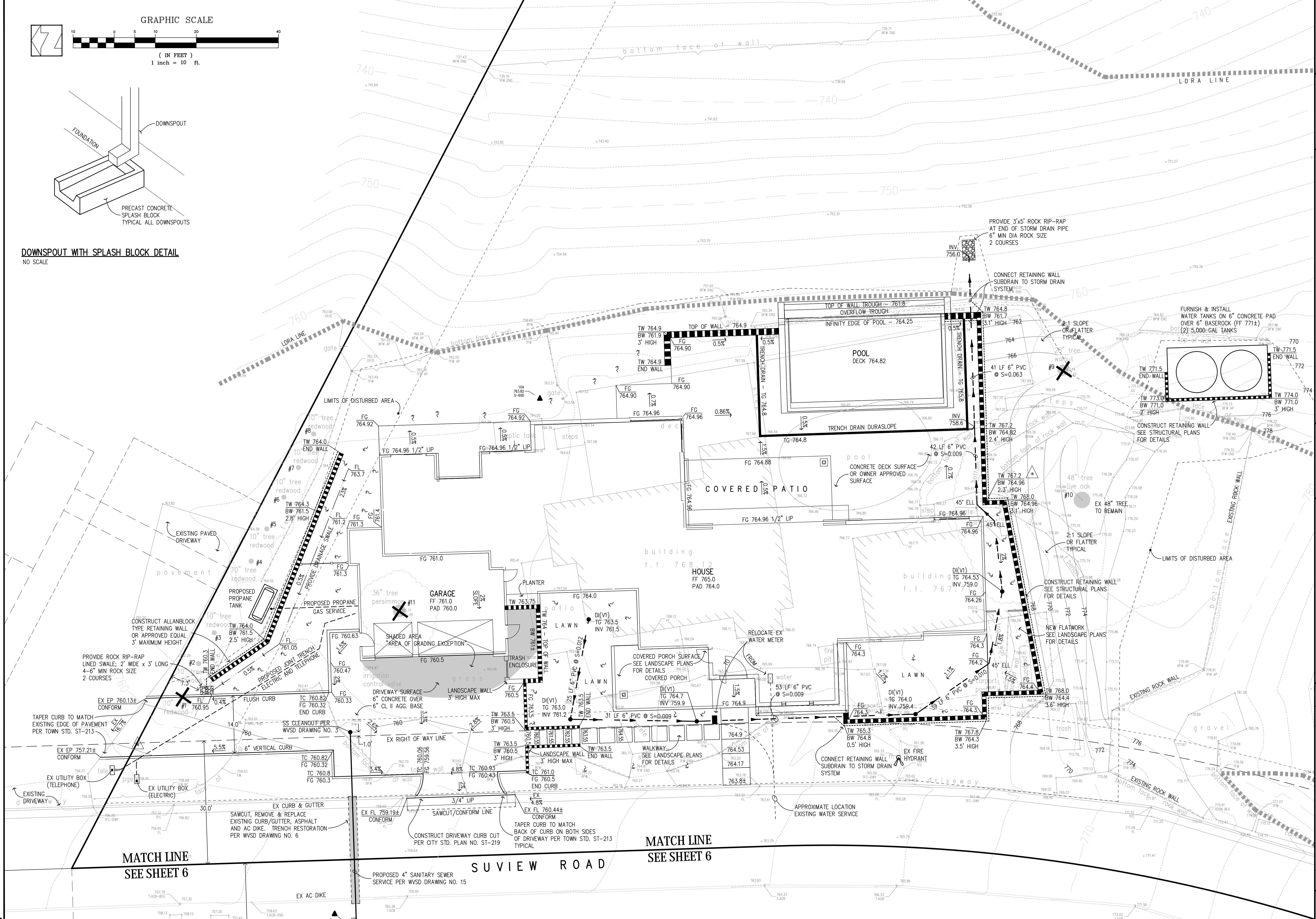
HANNA-BRUNETTI
 EST. 1910
 CIVIL ENGINEERS • LAND SURVEYORS
 CONSTRUCTION MANAGERS

REVISIONS	DATE



DOWNSPOUT WITH SPLASH BLOCK DETAIL
NO SCALE

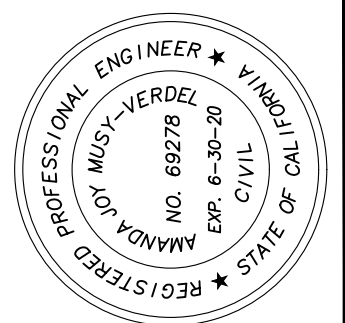
CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR OR BE RESPONSIBLE DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. AND THAT THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL PERSONS AND PROPERTY, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.



MATCH LINE
SEE SHEET 6

MATCH LINE
SEE SHEET 6

SUVIEW ROAD



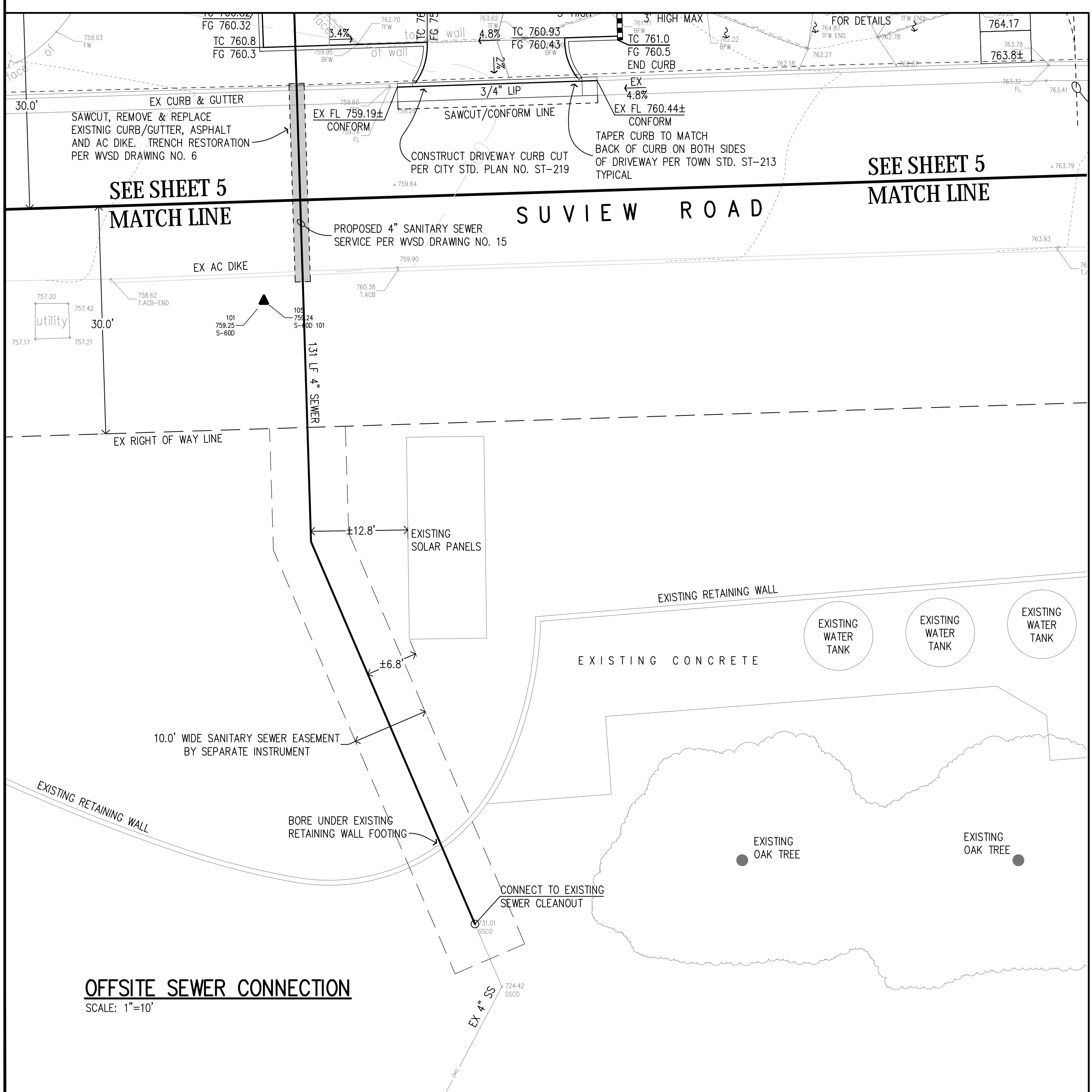
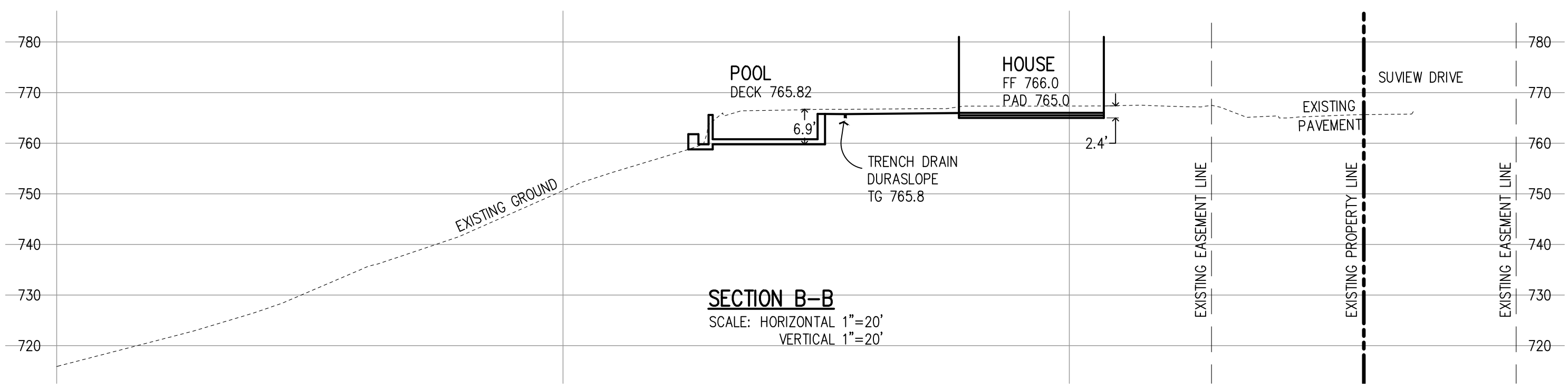
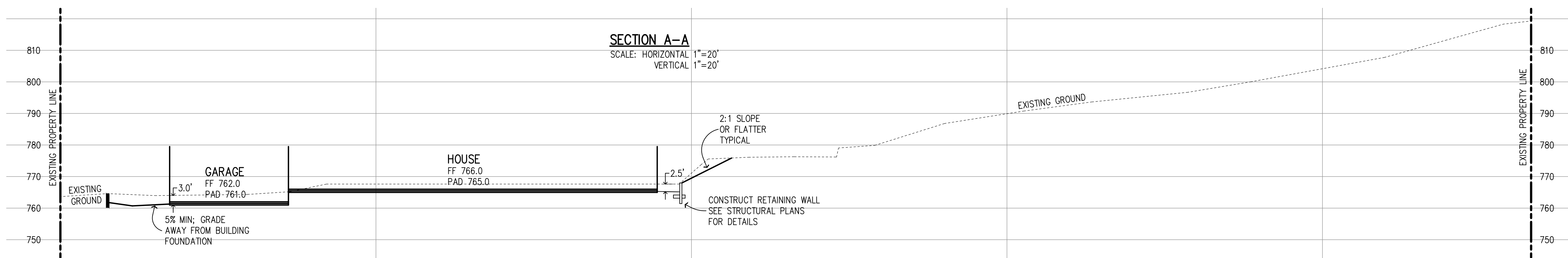
DATE:	OCTOBER 31, 2019
SCALE:	AS SHOWN
DESIGN:	AM
DRAWN:	TM
CHECK:	XX
ENCR:	AM
PROJECT NO.:	18075

PLAN FOR THE IMPROVEMENT OF
LANDS OF VERGARA - 15310 SUVIEW ROAD
GRADING & DRAINAGE PLAN
ARCHITECTURE AND SITE APPLICATION NO. S-19-025
APN 537-24-024

HANNA-BRUNETTI
EST. 1980
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS

REVISIONS	DATE	BY

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL OBTAIN, MAINTAIN AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, FINE, OR DAMAGES, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE NEGLIGENCE OF THE CONTRACTOR OR THE ENGINEER.



Christy
V1 Drain Box 8-5/8" I.D. x 12"

- Etched Polyethylene Face
- Face Anchored in Concrete
- Ultraviolet Inhibitor

A reinforced concrete dual purpose box designed for either light purpose drainage installations or enclosing sewer cleanouts in foot traffic areas. Tapered shoulders prevent settling. Notch accommodates up to approximately 4" O.D. pipe or drain tile. Approximate dimensions shown.

CHRISTY ORDERING CODE	ITEM	APPROX. SHIPPING WEIGHT	DESCRIPTION
V1BOX	Drain Box	45	V1 Drain Box (8-1/2" I.D. x 11-3/4" high) — 24 Per Pallet
F8D	Lid	9	D210 Reinforced Concrete
F8C	Lid	7	C210 Cast Iron
V1-71C	Grate	10	71C213 Cast Iron

TO FIND CENTIMETERS MULTIPLY INCHES BY 2.5
TO FIND KILOGRAMS MULTIPLY POUNDS BY .45

QUALITY PRECAST CONCRETE PRODUCTS

NDS
DURA SLOPE™ TRENCH DRAIN - PRE-SLOPED (PATENTED)

Product Features & Benefits

- Interlocking tongue and groove joints
- Secure alignment
- Excuse straight channel runs
- Easy assembly and installation
- DuraLoc™ integral joint lock
- Prevents joint movement during installation
- No extra clamps or screws needed

Various grating options

- ADA compliant, Heat-Proof options
- Plastic grates
- Array of colors
- Pedestrian and light traffic rated
- Galvanized & stainless steel
- Pedestrian & heavy traffic rated
- Cast & ductile iron
- Class D heavy traffic rated (with frame)
- Decorative grates (cast iron)
- Standard black electroplated coating or raw iron Class C traffic rated

Lightweight 4 ft. modular sections

- Easier handling and installation
- Lower freight costs

Blank grate insert

- Eliminates use of plywood
- Slides for overlapping of channel sections
- Includes grates screws

Smooth HDPE interior

- Virtually no water absorption

HDPE material

- Durable
- Impervious
- Less leakage versus concrete
- Chemical resistance

0.7% Built-in slope

- Maintains optimum flow rates throughout system
- Also available in neutrals, non-sloped sections
- Pre-sloped and neutrals available in depths from 4" to 12"

Bottom outlet on each channel section

- System versatility
- Requires fewer accessories

2" radius bottom

- Minimizes debris build-up

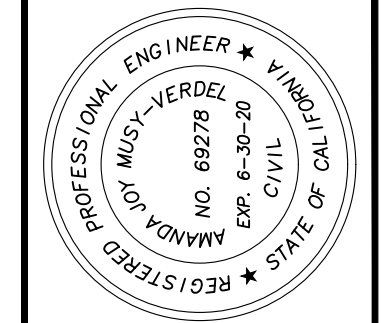
LevelLoc™ re-bar supports with integral protruding knob

- Levels channel and grates re-bar
- Requires fewer accessories

ProFit™ locking system

- Locks grate to integral frame
- Supports product in shipping and installation (optional)

Product Catalog 2016/2017



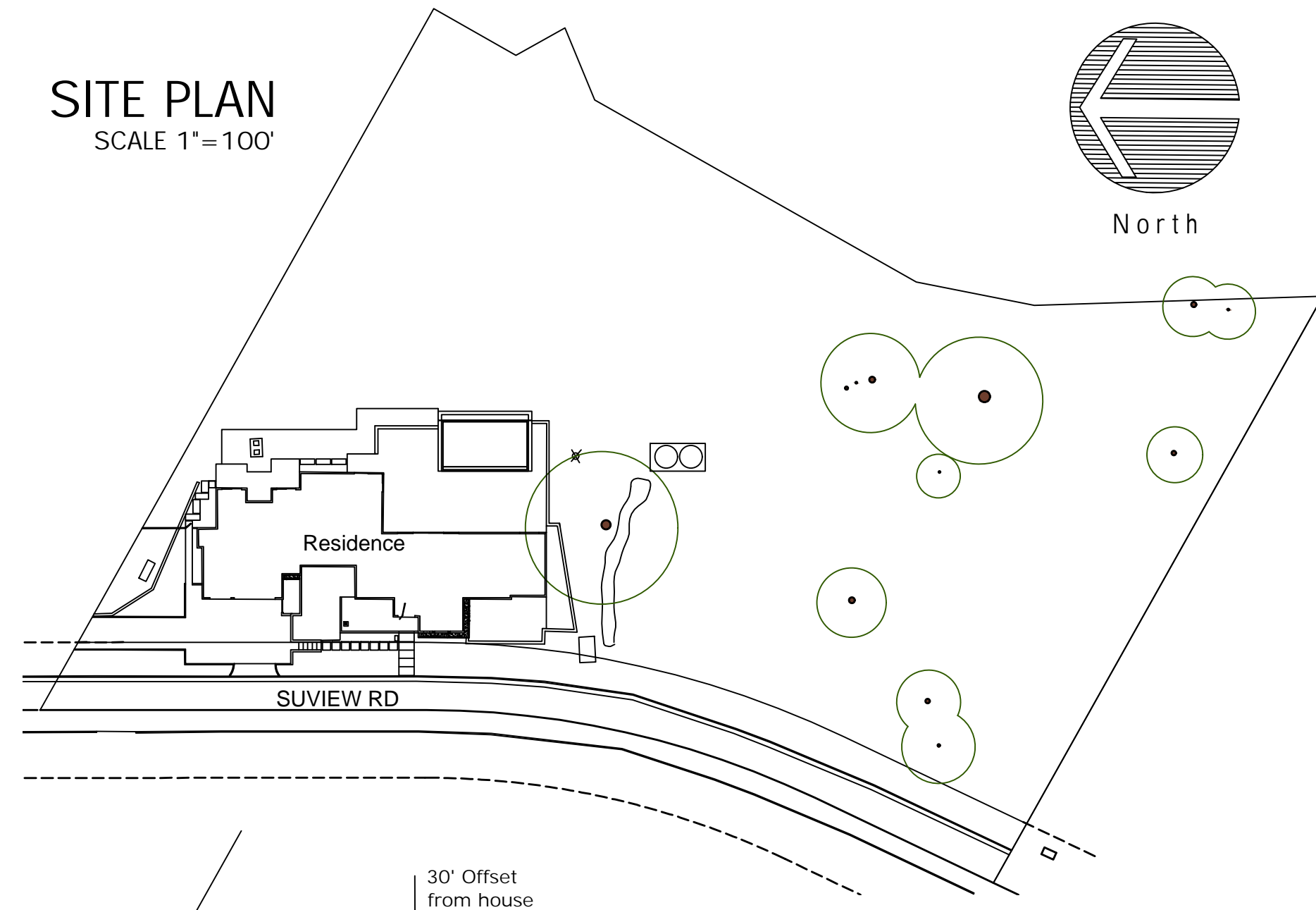
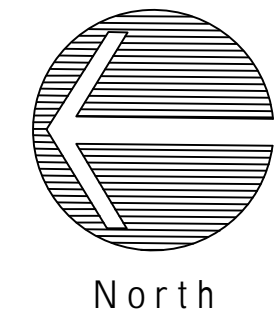
DATE: OCTOBER 31, 2019
SCALE: AS SHOWN
DESIGN: AM
DRAWN: TM
CHECK: XX
ENCR: AM
PROJECT NO.: 16075

PLAN FOR THE IMPROVEMENT OF
LANDS OF VERGARA - 15310 SUVIEW ROAD
OFFSITE SEWER CONNECTION,
SECTIONS & DETAILS
ARCHITECTURE AND SITE APPLICATION NO. S-19-025
APN 537-24-024
TOWN OF LOS GATOS
PARKS AND PUBLIC WORKS DEPARTMENT

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

REVISIONS	DATE

SITE PLAN
SCALE 1"=100'

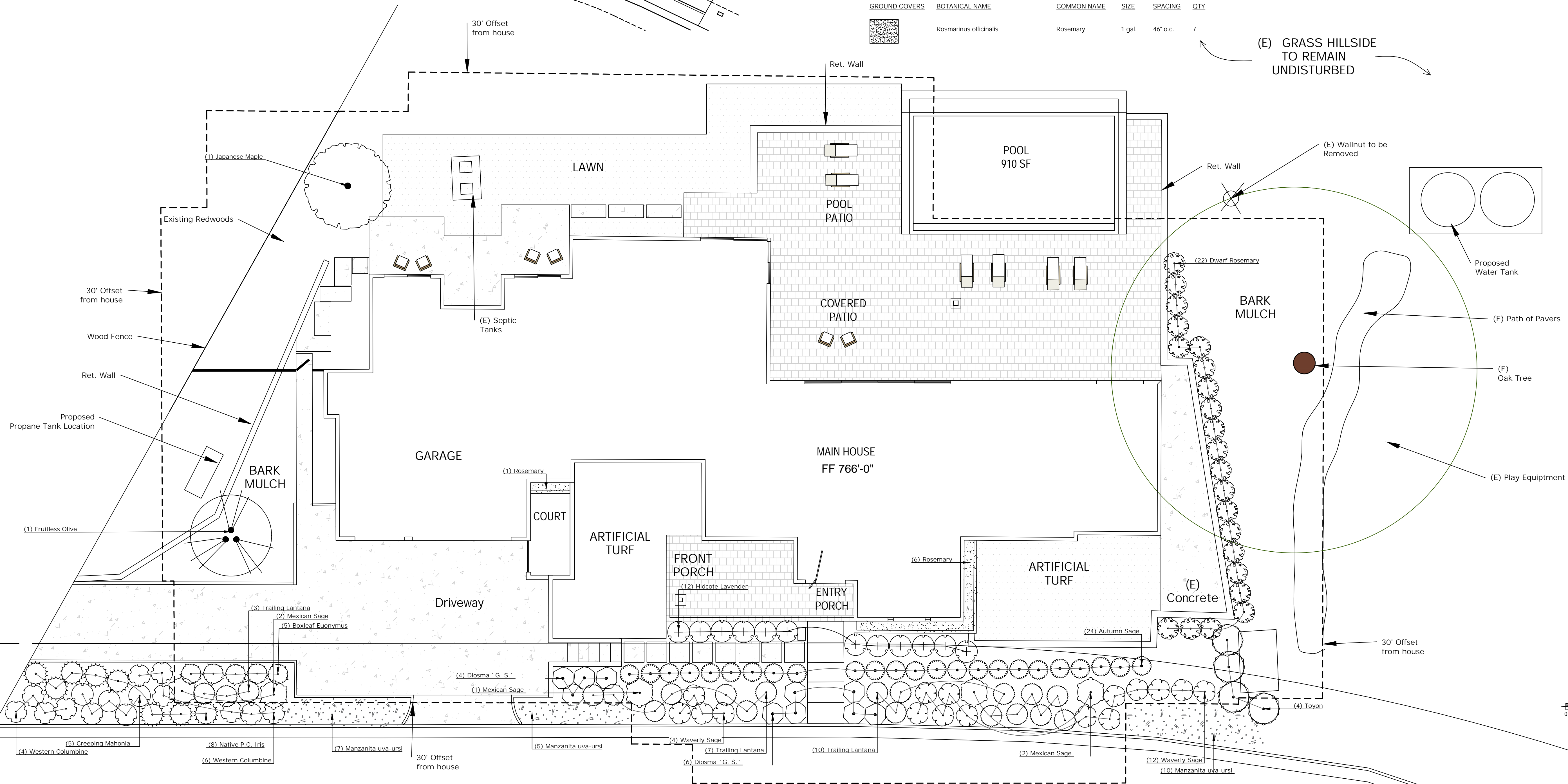


PLANT SCHEDULE PLANTING LIST INSIDE 30' ZONE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY	
	<i>Acer palmatum</i>	Japanese Maple	24"	1	
	<i>Olea europaea</i> 'Fruitless'	Fruitless Olive	24"box	1	
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY	
	<i>Coleonema pulchrum</i> 'Sunset Gold'	Diosma 'G. S.'	1 gal	10	
	<i>Euonymus japonicus</i> 'Microphylla'	Boxleaf Euonymus	5 gal.	5	
	<i>Heteromeles arbutifolia</i>	Toyon	5 gal.	3	
	<i>Lantana montevidensis</i>	Trailing Lantana	5 gal.	20	
	<i>Lavandula angustifolia</i> 'Hidcote Blue'	Hidcote Lavender	5 gal.	12	
	<i>Rosmarinus officinalis</i> 'Prostratus'	Dwarf Rosemary	5 gal.	22	
	<i>Salvia</i> 'Waverly'	Waverly Sage	5 gal.	16	
	<i>Salvia greggii</i> 'Lipslick'	Autumn Sage	5 gal.	24	
	<i>Salvia leucantha</i>	Mexican Sage	5 gal.	5	
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY
	<i>Rosmarinus officinalis</i>	Rosemary	1 gal.	46" o.c.	7

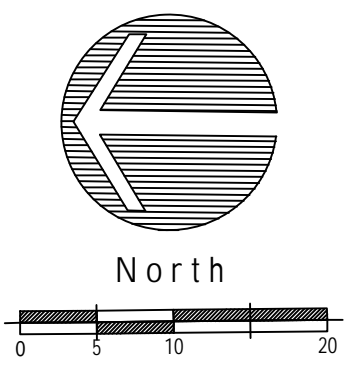
PLANT SCHEDULE PLANT LIST OUTSIDE 30' ZONE

SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY	
	<i>Aquilegia formosa</i>	Western Columbine	5 gal.	10	
	<i>Heteromeles arbutifolia</i>	Toyon	5 gal.	1	
	<i>Iris x pacifica</i> 'Native Warrior'	Native P.C. Iris	5 gal.	8	
	<i>Mahonia repens</i>	Creeping Mahonia	5 gal.	5	
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY
	<i>Arctostaphylos uva-ursi</i>	Manzanita uva-ursi	1 gal.	50" o.c.	22



(E) GRASS HILLSIDE TO REMAIN UNDISTURBED

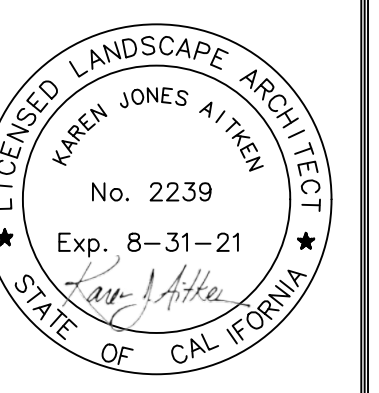
(E) Walnut to be Removed



REVISIONS	BY

AITKEN ASSOCIATES
LANDSCAPE ARCHITECTS
8262 Rancho Real Gilroy, CA 95020
Calif. Reg. #22339 (408) 842-0245
aitkenassociates@gmail.com

VERGARA RESIDENCE
15310 Suview Drive, Los Gatos, CA
LANDSCAPE PLAN



DATE	02-14-20
SCALE	1"=10'-0"
DRAWN	IN
JOB	VERGARA

L-1

* NOTES (E) = Existing



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 05/27/2020

ITEM NO: 3

DATE: May 22, 2020
TO: Planning Commission
FROM: Joel Paulson, Community Development Director
SUBJECT: Forward a Recommendation to the Town Council for Approval of Amendments to Chapter 29 (Zoning Regulations) of the Town Code Regarding Vehicle Sales, Town Wide. Town Code Amendment Application A-20-003.
Applicant: Town of Los Gatos

RECOMMENDATION:

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

CEQA:

The proposed project is exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15061(b)(3), in that it can be seen with certainty that there is no possibility that the amendments to Chapter 29 of the Town Code will have a significant effect on the environment.

FINDINGS:

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

BACKGROUND:

Sections 29.20.180 through 29.20.200 of the Town Code regulate conditional uses. The Table of Conditional Uses in Section 29.10.185, requires approval of a Conditional Use Permit (CUP) for new vehicle sales and rental in the C-2, LM, and CH zones. Additionally, used vehicle sales are allowed with approval of a CUP in the C-2, LM, and CH zones only when their sale is

PREPARED BY: Sean Mullin, AICP
Associate Planner

Reviewed by: Planning Manager and Community Development Director

BACKGROUND (continued):

incidental to new vehicle sales and rental. Standalone used vehicle sales are not currently allowed as a permitted or conditional use in any zone.

The Town was approached by a business seeking to locate a standalone used vehicle sales business in the C-2 zone. Given the unique business model proposed by the business owner, staff forwarded the issue to the Town Council Policy Committee to seek input and direction on the appropriateness of standalone used vehicle sales in commercial and industrial zones.

On January 28, 2020, the Policy Committee discussed the matter and recommended that standalone used vehicle sales be allowed with an approved CUP for vehicle sales and rental in the C-2, LM, and CH zones (Exhibit 2). The Policy Committee recognized that vehicle sales would continue to require a CUP, and that the Planning Commission would consider whether a vehicle sales and rental use at a specific site is appropriate or not when reviewing the CUP application.

DISCUSSION:

A. Amendments to the Town Code

The Policy Committee recommended that the Town Code be amended to allow standalone used vehicle sales with an approved CUP for vehicle sales and rental in the C-2, LM, and CH zones. Section 29.20.185, Table of Conditional Uses would be amended by striking “new” from the new vehicle sales and rental category and eliminating the used vehicle sales category. This change would eliminate the distinction between new and used vehicle sales, allowing standalone used vehicle sales in the C-2, LM, and CH zones with an approved CUP.

TABLE OF CONDITIONAL USES	RC	HR	R1	RD	R-M	RMH	R-1D	O	C-1	C-2	CH	LM	CM
(7) Automotive (Vehicle sales, services, and related activities)													
a. New vehicle sales and rental										X	X	X	
b. Used vehicle sales only incidental to new vehicle sales and rental. Reserved										X	X	X	

DISCUSSION (continued):

B. Public Outreach

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

- A poster at the Planning counter at Town Hall;
- The Town's website home page, What's New;
- The Town's Facebook page;
- The Town's Twitter account;
- The Town's Instagram account; and
- The Town's Next Door page.

PUBLIC COMMENTS:

At this time, the Town has not received any public comments.

CONCLUSION:

A. Recommendation

Based on the direction of the Policy Committee, staff recommends that the Planning Commission review the information included in the staff report and forward a recommendation to the Town Council for approval of the amendments to Chapter 29 of the Town Code in the draft Ordinance. The Commission should also include any comments or recommended changes to the draft Ordinance in taking the following actions:

1. Make the finding that the proposed project is exempt, pursuant to the adopted Guidelines for the implementation of the California Environmental Quality Act, Section 15061 (b) (3), in that there is no possibility that the amendments to Chapter 29 of the Town Code in the draft Ordinance will have a significant effect on the environment (Exhibit 1);
2. Make the finding that the amendments to Chapter 29 of the Town Code in the draft Ordinance are consistent with the General Plan (Exhibit 1);
3. Forward a recommendation to the Town Council for approval of the amendments to Chapter 29 of the Town Code in the draft Ordinance (Exhibit 3).

PAGE 4 OF 4

SUBJECT: Vehicle Sales

DATE: May 22, 2020

CONCLUSION (continued):

B. Alternatives

Alternatively, the Commission can:

1. Forward a recommendation to the Town Council for approval of the draft Ordinance with modifications; or
2. Forward a recommendation to the Town Council for denial of the draft Ordinance; or
3. Continue the matter to a date certain with specific direction.

EXHIBITS:

1. Required Findings
2. January 28, 2020, Town Council Policy Committee Report
3. Draft Ordinance

PLANNING COMMISSION – May 27, 2020
REQUIRED FINDINGS FOR:

Town Code Amendment Application A-20-003

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

FINDINGS

Required Findings for CEQA:

- The proposed project is exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15061(b)(3), in that it can be seen with certainty that there is no possibility that the amendments to Chapter 29 of the Town Code will have a significant effect on the environment.

Required Findings for General Plan:

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



**TOWN OF LOS GATOS
COUNCIL POLICY COMMITTEE REPORT**

MEETING DATE: 01/28/2020

ITEM NO: 5

DATE: January 23, 2020
TO: Council Policy Committee
FROM: Laurel Prevetti, Town Manager
SUBJECT: Discuss the Town's interpretation of "used vehicles" in the Town Code and determine if an exemption for indoor showrooms is appropriate.

RECOMMENDATION:

Discuss the Town's interpretation of "used vehicles" in the Town Code and determine if an exemption for indoor showrooms is appropriate.

BACKGROUND:

The Town's Zoning Code, Chapter 29 of the Town Code, does not specifically define used vehicles; however, it does regulate them in the Table of Conditional Uses in Section 29.20.185 by requiring used vehicle sales to be incidental to new vehicle sales and rentals. Town staff interprets the intent of this language to be prohibitive of standalone used vehicle lots that occupy outdoor commercial spaces as parking lots for a large quantity of vehicles (i.e., over twenty cars). Outdoor lots can be a potential visual blight on a shopping area. Town staff seeks the Policy Committee's input and direction on excluding indoor only showrooms from the intent of the current Town Code language.

DISCUSSION:

The Town has been approached by a business who would like to locate in the C-2 zoning district. In this case, the business is a used vehicle dealership wherein only previously owned vehicles are sold; however, the vehicles are those that are vintage, rare, exotic, or of a class that are not obtained at a typical dealership. This business model offers a high-end niche retail sales experience coupled with an experience for vehicle enthusiasts to enjoy as a spectator.

PREPARED BY: Monica Renn
Economic Vitality Manager

Reviewed by: Town Manager, Assistant Town Manager, Town Attorney, and Finance Director

SUBJECT: Discuss the Town's interpretation of "used vehicles."

DATE: January 23, 2020

DISCUSSION (continued):

The business is requesting to have an indoor only showroom with approximately six to ten used vehicles onsite at any given time. The business would also offer customers the ability to request a specific make, model, and vintage of a vehicle, which the dealer would then work to locate the desired vehicle. All vehicles for sale would remain on display indoors, and the point of sale origin for sales tax purposes would be the same Los Gatos location as the showroom.

CONCLUSION:

Town staff believes that a differentiation could be made that exempts indoor only showrooms for the sale of used vehicles to allow for specialty and niche businesses which do not occupy any outdoor commercial spaces with used vehicles. The exemption of indoor showrooms would allow for the sale of used vehicles alone; however, it would require that they be completely contained indoors in a commercial zone. Given the Town Council's Strategic Priority to create greater opportunities for Community Vitality and business interests, staff believes it could be appropriate to make this interpretation, thus we have brought the item forward for the Policy Committee to discuss and provide direction.

COORDINATION:

This report has been prepared with collaboration between the Town Manager's and Town Attorney's Offices, and the Community Development Department.

FISCAL IMPACT:

No fiscal impact would be realized by this item.

ENVIRONMENTAL ASSESSMENT:

This is not a project defined under CEQA, and no further action is required.

DRAFT ORDINANCE 2020-__

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LOS GATOS
AMENDING CHAPTER 29 (ZONING REGULATIONS) OF THE TOWN CODE
REGARDING VEHICLE SALES**

WHEREAS, Chapter 29 (Zoning Ordinance) of the Town Code of the Town of Los Gatos regulates vehicle sales in the C-2, LM, and CH zones by requiring the approval of a Conditional Use Permit; and

WHEREAS, Section 29.20.185 of the Town Code allows used vehicle sales only when incidental to new vehicle sales in the C-2, LM, and CH zones with an approved Conditional Use Permit; and

WHEREAS, the Town was approached by a used vehicle sales business seeking to locate in the C-2 zone; and

WHEREAS, given the unique characteristics of the request, the issue was forwarded to the Town Council Policy Committee to seek input and direction on the appropriateness of standalone used vehicle sales; and

WHEREAS, on January 28, 2020, the Town Council Policy Committee considered the matter and recommended that standalone used vehicle sales be allowed with an approved Conditional Use Permit in the C-2, LM, and CH zones; and

WHEREAS, this matter was regularly noticed in conformance with State and Town law and came before the Planning Commission for public hearing on May 27, 2020; and

WHEREAS, on May 27, 2020, the Planning Commission reviewed and commented on the proposed amendments regarding vehicle sales in the C-2, LM, and CH zones and forwarded a recommendation to the Town Council for approval of the proposed amendments; and

WHEREAS, this matter was regularly noticed in conformance with State and Town law and came before the Town Council for public hearing on _____, _____; and

WHEREAS, on _____, _____, the Town Council reviewed and commented on the amendments to Chapter 29 of the Town Code and the Town Council voted to introduce the Ordinance.

EXHIBIT 3

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF LOS GATOS DOES HEREBY ORDAIN AS FOLLOWS:

SECTION I

Chapter 29 of the Los Gatos Town Code is hereby amended as follows:

ARTICLE II. DIVISION 3. APPROVALS

.....

Sec. 29.20.185. Table of Conditional Uses.

.....

TABLE OF CONDITIONAL USES	RC	HR	R1	RD	R-M	RMH	R-1D	O	C-1	C-2	CH	LM	CM
(7) Automotive (Vehicle sales, services, and related activities)													
a. New Vehicle sales and rental										X	X	X	
b. Used vehicle sales only incidental to new vehicle sales and rental. <u>Reserved.</u>										X	X	X	

.....

SECTION II

With respect to compliance with the California Environmental Quality Act (CEQA), the Town Council finds as follows:

A. These Town Code amendments are exempt from review under CEQA pursuant to sections and 15061(b)(3), in that it can be seen with certainty that there is no possibility that the amendments to the Town Code would have a significant effect on the environment; and

B. The amendments to the Town Code are consistent with the General Plan.

SECTION III

If any provision of this Ordinance or the application thereof to any person or circumstances is held to be invalid, such invalidity shall not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are severable. The Town Council hereby declares that it would have adopted this Ordinance irrespective of the invalidity of any particular portion thereof and intends that the invalid portions should be severed and the balance of the ordinance be enforced.

SECTION IV

Except as expressly modified in this Ordinance, all other sections set forth in the Los Gatos Town Code shall remain unchanged and shall be in full force and effect.

SECTION V

This Ordinance was introduced at a regular meeting of the Town Council of the Town of Los Gatos on the ____ day of _____ 2020 , and adopted by the following vote as an ordinance of the Town of Los Gatos at a regular meeting of the Town Council of the Town of Los Gatos on the ____ day of _____ 2020 . This ordinance takes effect 30 days after it is adopted. In lieu of publication of the full text of the ordinance within fifteen (15) days after its passage a summary of the ordinance may be published at least five (5) days prior to and fifteen (15) days after adoption by the Town Council and a certified copy shall be posted in the office of the Town Clerk, pursuant to GC 36933(c)(1).

COUNCIL MEMBERS:

AYES:

NAYS:

ABSENT:

ABSTAIN:

SIGNED:

MAYOR OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA

DATE: _____

ATTEST:

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

DATE: _____