



**TOWN OF LOS GATOS  
PLANNING COMMISSION AGENDA  
JULY 14, 2021  
110 EAST MAIN STREET  
LOS GATOS, CA**

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

**PARTICIPATION IN THE PUBLIC PROCESS**

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

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

Deadlines for Public Comment and Presentations are as follows:

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

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

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

## IMPORTANT NOTICE REGARDING PLANNING COMMISSION MEETING

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

### PARTICIPATION

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

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

<https://losgatosca.gov.zoom.us/j/84834070140?pwd=ZUxkKzZUVnNoZTUQTByRlp0aklwUT09>  
Passcode: 065048.

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

During the meeting:

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

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

### REMOTE LOCATION PARTICIPANTS

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



**TOWN OF LOS GATOS  
PLANNING COMMISSION AGENDA  
JULY 14, 2021  
7:00 PM**

**MEETING CALLED TO ORDER**

**ROLL CALL**

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

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

1. Draft Minutes of the June 23, 2021 Planning Commission Meeting

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

2. Consider Approval of a Request for Modification to an Existing Architecture and Site Application (S-13-090) to Relocate an Existing Pre-1941 Single-Family Residence from Property in the Northern Portion of the North Forty Specific Plan Area to a Property in the Approved First Phase of the North Forty Specific Plan Area with Additional Below Grade Square Footage, a Reduction of Parking Spaces, and the Removal of One Housing Unit on Property Zoned North Forty Specific Plan. **Located at 15011 Los Gatos Boulevard.** APN 424-56-019. Architecture and Site Application S-20-035. Property Owner: Yuki Family c/o Edward Morimoto. Applicant: Don Capobres, Harmonie Park Development. Project Planner: Ryan Safty.

**REPORT FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT**

**SUBCOMMITTEE REPORTS / COMMISSION MATTERS**

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

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

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



**TOWN OF LOS GATOS  
PLANNING COMMISSION  
REPORT**

MEETING DATE: 07/14/2021

ITEM NO: 1

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**DRAFT  
MINUTES OF THE PLANNING COMMISSION MEETING  
JUNE 23, 2021**

The Planning Commission of the Town of Los Gatos conducted a Regular Meeting on Wednesday, June 23, 2021, at 7:00 p.m.

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

**MEETING CALLED TO ORDER AT 7:00 PM**

**ROLL CALL**

Present: Chair Kathryn Janoff , Commissioner Jeffrey Barnett, Commissioner Jeffrey Suzuki, and Commissioner Emily Thomas

Absent: Vice Chair Kendra Burch, Commissioner Melanie Hanssen, Commissioner Reza Tavana

**VERBAL COMMUNICATIONS**

None.

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

- 1. Approval of Minutes – June 9, 2021**
- 2. Continue to August 11, 2021**  
**Amendments to Zoning Regulations – Tree Protection**  
Applicant: Town of Los Gatos

Consider the adoption of amendments to Chapter 29, Article 1, Division 2 (Zoning Regulations – Tree Protection) of the Town Code. It has been determined that there is no possibility that this project will have a significant impact on the environment; therefore, the project is not subject to the California Environmental Quality Act [Section 15061(b)(3)].

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

**VOTE:**                   **Motion passed unanimously.**

### **PUBLIC HEARINGS**

**3. 110 Wood Road**

APN 510-47-038

Applicant: Rockwood Pacific

Property Owner: Covia Communities

Project Planner: Sean Mullin

Provide the public with an opportunity to give verbal comments on the Draft Environmental Impact Report (Draft EIR) for a request for a Planned Development for a senior living community on property zoned R:PD. No action will be taken at this meeting.

Sean Mullin, Associate Planner, presented the staff report.

Opened and Closed Public Comment.

Planning Commission questions to staff followed.

### **OTHER BUSINESS**

**4. Review and discuss the California Environmental Quality Act PowerPoint.**

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

Planning Commission questions to staff followed.

### **REPORT FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT**

Joel Paulson, Director of Community Development

- A General Plan Update community meeting will be held on June 29, 2021 to review the proposed changes to the General Plan. The Town will also publish a newsletter and get the word out over the summer in advance of the release of the Environmental Impact Report and the Planning Commission's consideration of the Draft General Plan and EIR.
- At its June 15, 2021 meeting, the Town Council authorized an agreement with a consultant for the Housing Element. A kickoff meeting with the consultant and staff will

be held in mid-July and the Town Council will set up the Housing Element Update Advisory Board in August.

**SUBCOMMITTEE REPORTS/COMMISSION MATTERS**

None.

**ADJOURNMENT**

The meeting adjourned at 7:50 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the June 23, 2021 meeting as approved by the Planning Commission.

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/s/ Vicki Blandin



**TOWN OF LOS GATOS  
PLANNING COMMISSION  
REPORT**

MEETING DATE: 07/14/2021

ITEM NO: 2

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**DATE:** July 9, 2021  
**TO:** Planning Commission  
**FROM:** Joel Paulson, Community Development Director  
**SUBJECT:** Consider Approval of a Request for Modification to an Existing Architecture and Site Application (S-13-090) to Relocate an Existing Pre-1941 Single-Family Residence from Property in the Northern Portion of the North Forty Specific Plan Area to a Property in the Approved First Phase of the North Forty Specific Plan Area with Additional Below Grade Square Footage, a Reduction of Parking Spaces, and the Removal of One Housing Unit on Property Zoned North Forty Specific Plan. Located at 15011 Los Gatos Boulevard. APN 424-56-019. Architecture and Site Application S-20-035. Property Owner: Yuki Family c/o Edward Morimoto. Applicant: Don Capobres, Harmonie Park Development. Project Planner: Ryan Safty.

**RECOMMENDATION:**

Consider approval of a request for modification to an existing Architecture and Site application (S-13-090) to relocate an existing pre-1941 residence from property in the northern portion of the North Forty Specific Plan Area to a property in the approved First Phase of the North Forty Specific Plan Area with additional below grade square footage, a reduction of parking spaces, and the removal of one housing unit on property zoned North Forty Specific Plan, located at 15011 Los Gatos Boulevard.

**PROJECT DATA:**

General Plan Designation: North Forty Specific Plan  
Zoning Designation: North Forty Specific Plan  
Applicable Plans & Standards: General Plan; North Forty Specific Plan  
Parcel Size: 1.47 acres

**PREPARED BY:** RYAN SAFTY  
Associate Planner

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Reviewed by: Planning Manager and Community Development Director

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PROJECT DATA (continued):

Surrounding Area:

	Existing Land Use	General Plan	Zoning
North	Agriculture, Commercial, and Residential	North 40 Specific Plan (N40 SP)	N40 SP
East	Commercial and Residential	Mixed Use Commercial	CH and R-1:8
South	Commercial and Residential	N40 SP	N40 SP
West	Commercial and Residential	N40 SP	N40 SP

CEQA:

An Environmental Impact Report (EIR) was prepared and certified for the North Forty Specific Plan on January 5, 2015. No further environmental analysis is required.

FINDINGS:

- That the project is consistent with the North Forty 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:

On June 17, 2015, the Town Council adopted the North Forty Specific Plan, providing more detailed land use and development guidance for the area than occurs in the General Plan. The approval of the North Forty Specific Plan also amended the zoning of the property to North Forty Specific Plan.

On August 1, 2017, the Town Council adopted a resolution to approve the Phase I Architecture and Site application (S-13-090) and Vesting Tentative Map application (M-13-014) for the construction of a new multi-story mixed-use development, which includes residential units, commercial square footage including a market hall, and on-site and off-site improvements on 20.7 acres of the North Forty Specific Plan Area.



BACKGROUND (continued):

On September 4, 2018, the Town Council adopted a resolution to approve amendments to the North Forty Specific Plan.

On December 11, 2019, the Conceptual Development Advisory Committee (CDAC) reviewed the proposed house relocation application and provided comments, questions, and preliminary support of the proposal (Exhibit 4). Following the first CDAC hearing, the applicant revised the proposal to include below grade retail space. On August 12, 2020, the CDAC reviewed the revised proposal and provided additional comments, questions, and preliminary support of the revised proposal (Exhibit 5).

Per the direction of the CDAC, the application was reviewed by the Historic Preservation Committee (HPC). On December 16, 2020, the HPC reviewed the proposed house relocation and request for minor exterior alterations, and unanimously voted to forward a recommendation of approval to the Community Development Director (Exhibit 6).

PROJECT DESCRIPTION:

A. Location and Surrounding Neighborhood

The subject parcel is approximately 1.47 acres, located within the Transition District of the North Forty Specific Plan Area east of Los Gatos Boulevard, and is currently vacant (Exhibit 1).

B. Project Summary

Architecture and Site application S-13-090 included approval of Phase 1 of the North Forty Specific Plan (Phase 1), including the Lark and Transition Districts. Phase 1 included approval of 320 residential units and approximately 57,522 square feet of commercial floor area. Based on current Town Code parking requirements, approximately 871 total parking spaces are required for Phase 1.

The current proposal is to relocate an existing pre-1941 residence from the Northern District of the North Forty Specific Plan Area to property in the Transition District of Phase 1. The relocation would include: additional below grade square footage; removal of one approved housing unit; and removal of 11 parking spaces.

C. Zoning Compliance

The two-story, mixed-use building with proposed office, residential, and basement retail is a permitted use within the Transition District in the North Forty Specific Plan.

DISCUSSION:

A. Architecture and Site Analysis

Phase 1 included approval of 320 residential units and approximately 57,522 square feet of commercial floor area. The applicant is proposing to modify application S-13-090 for Phase 1 in order to relocate an existing two-story single-family residence from the Northern District at 14919 Los Gatos Boulevard to the southwest portion of the lot at 15011 Los Gatos Boulevard within the Transition District, commonly referred to as "Building A1 West/live-work unit." Justification for the request is included in Exhibit 8, and the applicant's Project Description Letter is included in Exhibit 9.

Phase 1 approved two, "Type H" live/work units to the south of Building A1 located in Area A of the Transition District. The Type "H" units were each 1,075 square feet with 524 square feet of flex office space on the ground floor and 551 square feet of residential space on the second floor, for a total of 2,150 square feet between the two units. The approved building height for the two live/work units is 33.5 feet, with a design consisting of form-board concrete siding, standing seam metal roof, and aluminum windows. Excerpts from the Phase 1 approved plans are included in Exhibit 7.

The applicant is proposing to replace the two live/work units with an existing two-story single-family residence, currently located at 14919 Los Gatos Boulevard within the Northern District of the North Forty Specific Plan Area (Exhibit 11). The existing two-story residence is 24 feet tall and 2,611 square feet, with 1,517 square feet on the ground floor and 1,094 square feet on the second floor. The applicant is proposing to relocate the existing residence to the subject property at 15011 Los Gatos Boulevard, add 1,530 square feet of below grade square footage, and add an elevator and open-air courtyard, for a total of 4,101 square feet. The first floor, with removal of the existing closet, would become a 1,477-square foot commercial office space, and the 1,094-square foot second story would be used as a residential unit. All three proposed uses are permitted by the North Forty Specific Plan in this location.

The proposed project would modify Architecture and Site application S-13-090 as follows: reduce the number of approved residential units from 320 to 319; lower the approved building height by nearly 10 feet; decrease the proposed residential floor area by eight square feet; increase the proposed commercial square footage by 1,959 square feet; remove 11 parking spaces; alter the approved side and rear setbacks; increase the proposed open space by 337 square feet; and increase grading associated with the excavation for the new below grade square footage. More information regarding the commercial floor area, parking requirements, setbacks, and grading are provided below.

DISCUSSION (continued):

A. Commercial Floor Area

The North Forty Specific Plan approved a maximum development capacity of 501,000 square feet, which included 435,000 square feet of new non-residential square footage and 66,000 square feet of existing commercial uses. Phase 1 approved approximately 57,522 square feet of commercial area, with 62,115 square feet of existing commercial area shown as being retained in Phase 1 and other areas of the North 40 Specific Plan Area, for a remaining balance of approximately 381,363 square feet of commercial floor area per the North Forty Specific Plan. The proposed increase in commercial square footage complies with the North Forty Specific Plan.

B. Parking

Phase 1 included approval of 320 residential units and approximately 57,522 square feet of commercial floor area. Based on current parking standards in Town Code, approximately 871 parking spaces are required for the approved uses in Phase 1. In the Phase 1 area, 1,044 parking spaces are provided, which results in an excess of approximately 173 parking spaces. The proposed project would result in the removal of 11 uncovered parking spaces, as shown on Sheet C0 of Exhibit 11 and detailed in Exhibit 9. With the proposed modification, the proposal would result in 1,033 parking spaces provided for Phase 1, which would result in an excess of approximately 162 spaces from the requirements for the proposed uses in Phase 1. The proposed reduction of 11 parking spaces complies with the North Forty Specific Plan.

C. Setbacks

Per the North Forty Specific Plan, the required street setback along South Turner Street is 25 feet and includes the parking area, with a 10-foot setback requirement from the building face to the curb of the parking spaces. There are no side or rear setback requirements for mixed-use buildings in the Transition District. The proposed relocated structure would maintain the required 10-foot setback to the adjacent parking spaces along South Turner Street. The proposed side setback along Curtis Street would be five feet, six inches, the rear setback along the parking lot would range from roughly five feet, eight inches to ten feet, seven inches, and the internal side setback would range from 10 to 12 feet. The proposed setbacks comply with the North Forty Specific Plan.

DISCUSSION (continued):

D. Grading

The proposed relocation application includes new below grade square footage underneath the relocated house footprint, resulting in 750 cubic yards of excavation, as well as additional grading outside of the footprint. The applicant will work with Parks and Public Works make any necessary revisions to the existing Grading Permit that are required.

E. CEQA Determination

An EIR was prepared and certified for the North Forty Specific Plan on January 5, 2015. No further environmental analysis is required.

PUBLIC COMMENTS:

Written notice was sent to property owners and tenants located within 300 feet of the subject property. No public comments were received by 11:00 a.m., Friday, July 9, 2021.

CONCLUSION:

A. Summary

The applicant is requesting approval to modify Architecture and Site application S-13-090 (Phase 1) to relocate an existing pre-1941 residence from property in the northern portion of the North Forty Specific Plan Area to a property in the approved First Phase of the North Forty Specific Plan Area with additional below grade square footage, a reduction of 11 parking spaces, and the removal of one approved housing unit on property zoned North Forty 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 no further environmental analysis is required (Exhibit 2);
2. Make the finding that the project complies with the North Forty Specific Plan (Exhibit 2);
3. 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
4. Approve Architecture and Site application S-20-035 with the conditions contained in Exhibit 3 and the development plans in Exhibit 11.

CONCLUSION (continued):

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.

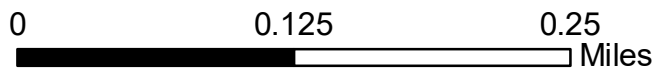
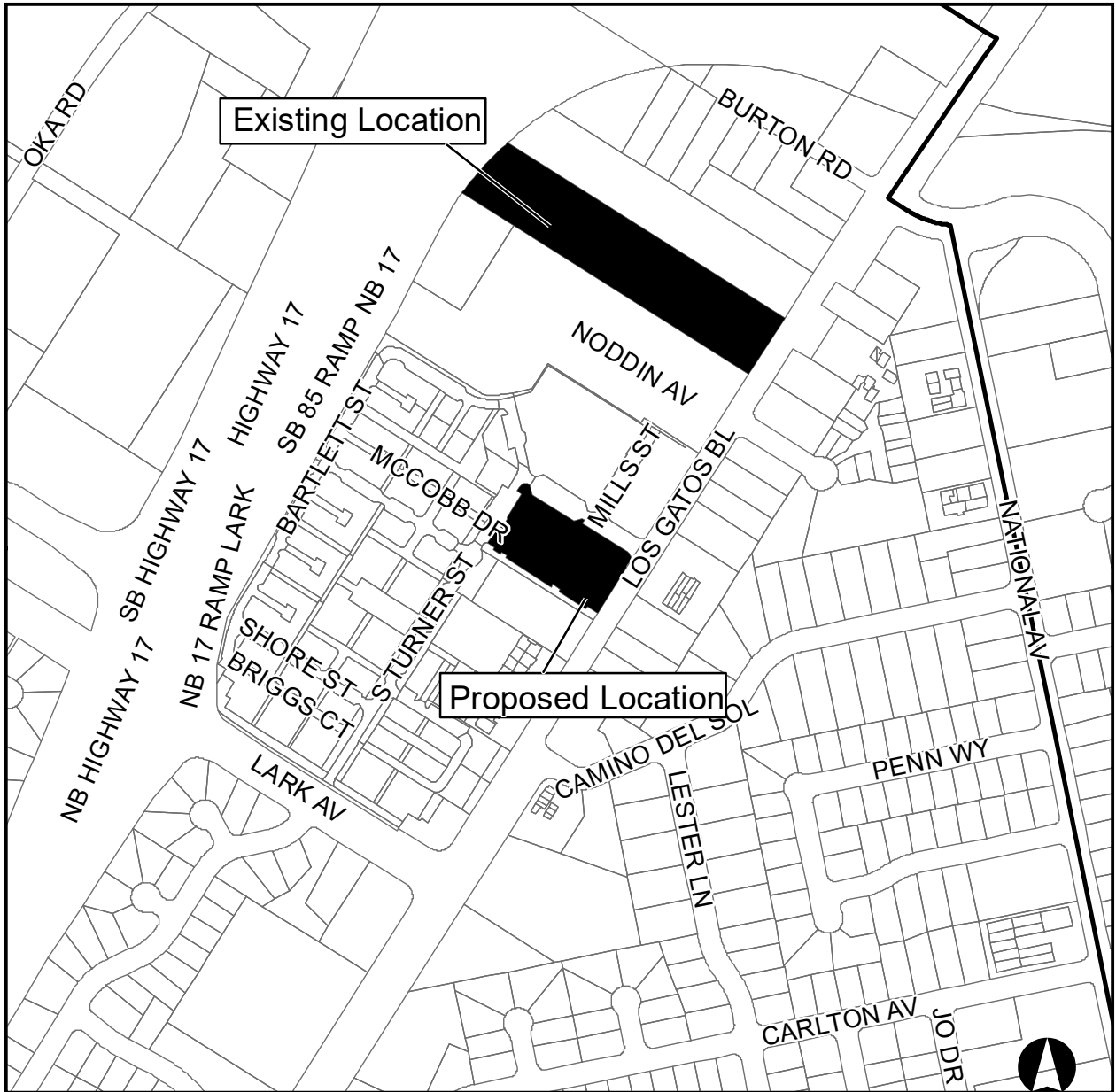
EXHIBITS:

1. Location Map
2. Required Findings and Considerations
3. Recommended Conditions of Approval
4. December 11, 2019 Conceptual Development Advisory Committee staff report and meeting minutes
5. August 12, 2020 Conceptual Development Advisory Committee staff report and meeting minutes
6. December 16, 2020 Historic Preservation Committee staff report and meeting minutes
7. North Forty Phase 1 Excerpts
8. Letter of Justification, received November 4, 2020
9. Project Description Letter, received April 26, 2021
10. North Forty Parking Exhibit, received March 17, 2021
11. Development Plans, received May 27, 2021

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# 15011 Los Gatos Boulevard



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**PLANNING COMMISSION – July 14, 2021**  
**REQUIRED FINDINGS & CONSIDERATIONS FOR:**

**15011 Los Gatos Boulevard**  
**Architecture and Site Application S-20-035**

**Consider Approval of a Request for Modification to an Existing Architecture and Site Application (S-13-090) to Relocate an Existing Pre-1941 Single-Family Residence from Property in the Northern Portion of the North Forty Specific Plan Area to a Property in the Approved First Phase of the North Forty Specific Plan Area with Additional Below Grade Square Footage, a Reduction of Parking Spaces, and the Removal of One Housing Unit on Property Zoned North Forty Specific Plan.**

**APN 424-56-019**

**PROPERTY OWNER: Yuki Family c/o Edward Morimoto**

**APPLICANT: Don Capobres, Harmonie Park Development**

**FINDINGS**

**Required findings for CEQA:**

- An Environmental Impact Report (EIR) was prepared and certified for the North Forty Specific Plan on January 5, 2015. No further environmental analysis is required.

**Compliance with the North Forty Specific Plan:**

- The project is in compliance with the North Forty 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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**PLANNING COMMISSION – July 14, 2021**  
**CONDITIONS OF APPROVAL**

**15011 Los Gatos Boulevard**  
**Architecture and Site Application S-20-035**

**Consider Approval of a Request for Modification to an Existing Architecture and Site Application (S-13-090) to Relocate an Existing Pre-1941 Single-Family Residence from Property in the Northern Portion of the North Forty Specific Plan Area to a Property in the Approved First Phase of the North Forty Specific Plan Area with Additional Below Grade Square Footage, a Reduction of Parking Spaces, and the Removal of One Housing Unit on Property Zoned North Forty Specific Plan.**

**APN 424-56-019**

**PROPERTY OWNER: Yuki Family c/o Edward Morimoto**

**APPLICANT: Don Capobres, Harmonie Park Development**

TO THE SATISFACTION OF THE DIRECTOR OF COMMUNITY DEVELOPMENT:

*Planning Division*

1. APPROVAL: This application shall be completed in accordance with all of the conditions of approval and in substantial compliance with the approved plans. Any changes or modifications to the approved plans and/or business operation shall be approved by the Community Development Director, DRC or the Planning Commission depending on the scope of the changes.
2. EXPIRATION: The approval will expire two years from the approval date pursuant to Section 29.20.320 of the Town Code, unless the approval has been vested.
3. OUTDOOR LIGHTING: Exterior lighting shall be kept to a minimum, and shall be down directed fixtures that will not reflect or encroach onto adjacent properties. No flood lights shall be used unless it can be demonstrated that they are needed for safety or security.
4. OPEN SPACE: The required open space shall be maintained in accordance with the requirements of the N40 Specific Plan.
5. NOISE: The applicant shall comply with all recommendations provided by Charles M. Salter within the report dated January 20, 2016. The letter and/or recommendations shall be printed on the building permit plan set for all affected buildings.
6. MITIGATION MONITORING AND REPORTING PLAN: The applicant shall comply with all relevant mitigation measures included in the adopted mitigation monitoring and reporting plan prepared with the certified EIR.
7. TREE STAKING: All newly planted trees shall be double-staked using rubber tree ties.
8. TREES AND LANDSCAPING: The proposed new trees and landscaping shall be consistent with Chapter 3 Landscape Pallet of the N40 Specific Plan and Transition District Planting Palette per the N40 Phase 1 plans.
9. 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.

10. IRRIGATION: All newly planted landscaping shall be irrigated by an in-ground irrigation system. Special care shall be taken to avoid irrigation which will endanger existing native trees and shrubs.
11. WATER EFFICIENCY LANDSCAPE ORDINANCE: The final landscape plan shall meet the Town of Los Gatos Water Conservation Ordinance or the State Water Efficient Landscape Ordinance, whichever is more restrictive. A review fee based on the current fee schedule adopted by the Town Council is required when working landscape and irrigation plans are submitted for review.
12. SIGN PERMIT: A Sign Permit from the Los Gatos Community Development Department must be obtained prior to any changes to existing signs or installation of new signs. All proposed signage shall be in conformance with the North 40 Specific Plan (Section 3-5).
13. COMMERCIAL DISPLAY WINDOWS: Display windows must be periodically cleaned, maintained and changed. Display glass shall not be blacked-out or obscured in any way by any materials or objects affixed in any manner to the outside or inside surfaces of the glass, with the exception of the tenant's standard vinyl safety window logos and flyers for nonprofit organizations.
14. CERTIFICATE OF USE AND OCCUPANCY: A Certificate of Use and Occupancy must be obtained prior to commencement of commercial use.
15. BUSINESS LICENSE: A business license is required from the Town of Los Gatos Finance Department prior to commencement of commercial use.
16. STORY POLES: The story poles on the project site shall be removed within 30 days of approval of the Architecture & Site application.
17. 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.
18. COMPLIANCE MEMORANDUM: A memorandum shall be prepared and submitted with the building plans detailing how the Conditions of Approval will be addressed.

*Building Division*

19. PERMITS REQUIRED: A Building Permit is required for the renovation of an existing single family residence into mixed use with office space on the first level and residential on the second level.
20. EASEMENT REQUIRED: A minimum 10' no-build easement will be required for the area between the proposed Gianandrea House and proposed Building A1 (Building A1 is not a part of this application) with the Town of Los Gatos and Santa Clara County Fire being named as interested parties.
21. APPLICABLE CODES: The current codes, as amended and adopted by the Town of Los Gatos as of January 1, 2020, are the 2019 California Building Standards Code, California Code of Regulations Title 24, Parts 1-12, including locally adopted Energy Reach Codes.
22. 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.

23. BUILDING & SUITE NUMBERS: Submit requests for new building addresses to the Building Division prior to submitting for the building permit application process.
24. SIZE OF PLANS: Minimum size 24" x 36", maximum size 30" x 42".
25. AIR QUALITY: To limit the project's construction-related dust and criteria pollutant emissions, the following the Bay Area Air Quality Management District (BAAQMD)-recommended basic construction measures shall be included in the project's grading plan, building plans, and contract specifications:
  - a. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 2 minutes. Clear signage shall be provided for construction workers at all access points.
  - b. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator. All non-road diesel construction equipment shall at a minimum meet Tier 3 emission standards listed in the Code of Federal Regulations Title 40, Part 89, Subpart B, §89.112.
  - c. Developer shall designate an on-site field supervisor to provide written notification of construction schedule to adjacent residential property owners and tenants at least one week prior to commencement of demolition and one week prior to commencement of grading with a request that all windows remain closed during demolition, site grading, excavation, and building construction activities in order to minimize exposure to NOx and PM10. The on-site field supervisor shall monitor construction emission levels within five feet of the property line of the adjacent residences for NOx and PM10 using the appropriate air quality and/or particulate monitor.
26. 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.
27. 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.
28. 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

29. 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.
30. 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.
31. 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.
32. BACKWATER VALVE: The scope of this project may require the installation of a sanitary sewer backwater valve per Town Ordinance 6.50.025. Please provide information on the plans if a backwater valve is required and the location of the installation. The Town of Los Gatos Ordinance and West Valley Sanitation District (WVSD) requires backwater valves on drainage piping serving fixtures that have flood level rims less than 12 inches above the elevation of the next upstream manhole.
33. HAZARDOUS FIRE ZONE: All projects in the Town of Los Gatos require Class A roof assemblies.
34. 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](http://www.losgatosca.gov/building).
35. 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](http://www.losgatosca.gov/building).
36. APPROVALS REQUIRED: The project requires the following departments and agencies approval before issuing a building permit:
  - a. Community Development – Planning Division: (408) 354-6874
  - b. Engineering/Parks & Public Works Department: (408) 399-5771
  - c. Santa Clara County Fire Department: (408) 378-4010
  - d. West Valley Sanitation District: (408) 378-2407
  - e. Local School District: The Town will forward the paperwork to the appropriate school district(s) for processing. A copy of the paid receipt is required prior to permit issuance.

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

*Engineering Division*

37. GENERAL: All work shall conform to the applicable Town ordinances. The adjacent public right-of-way shall be kept clear of all job-related mud, silt, concrete, dirt and other construction debris at the end of the day. Dirt and debris shall not be washed into storm drainage facilities. The storing of goods and materials on the sidewalk and/or the street will not be allowed unless an encroachment permit is issued by the Engineering Division of the Parks and Public Works Department. The Developer's representative in charge shall be at the job site during all working hours. Failure to maintain the public right-of-way according to this condition may result in the issuance of correction notices, citations, or stop work orders and the Town performing the required maintenance at the Developer's expense.
38. 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.
39. CONSTRUCTION PLAN REQUIREMENTS: Construction drawings shall comply with Section 1 (Construction Plan Requirements) of the Town's Engineering Design Standards, which are available for download from the Town's website.
40. PRIOR APPROVALS: All conditions per prior approvals (including Resolution 2017-045, the North 40 Specific Plan, etc.) shall be deemed in full force and affect for this approval.
41. SITE SUPERVISION: The General Contractor shall provide qualified supervision on the job site at all times during construction.
42. 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 Developer's project engineer shall notify, in writing, the Town Engineer at least seventy-two (72) hours in advance of all the proposed changes. Any approved changes shall be incorporated into the final "as-built" plans.
43. PLANS AND STUDIES: Any post-project traffic or parking counts, or other studies imposed by the Planning Commission or Town Council shall be funded by the Developer.
44. 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 Developer's soils engineer shall verify, with a stamped and signed letter, that the grading activities were completed per plans and per the requirements as noted in the soils report. A separate building permit, issued by the

Building Department, located at 110 E. Main Street, is needed for grading within the building footprint.

45. DRAINAGE IMPROVEMENT: Prior to the issuance of any grading/improvement permits, the Developer shall: a) design provisions for surface drainage; and b) design all necessary storm drain facilities extending to a satisfactory point of disposal for the proper control and disposal of storm runoff; and c) provide a recorded copy of any required easements to the Town.
46. PRECONSTRUCTION MEETING: Prior to the commencement of any site work, the general contractor shall:
  - a. Along with the Developer, 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.
47. GENERAL: The Developer shall comply with all Town, County, State and Federal laws and regulations applicable to this land division. No other proposed development is included in this particular application of the subdivision map. Any subsequent development will be required to demonstrate compliance with the Town Development Standards and Codes.
48. PARCEL MAP: A parcel map shall be recorded. An electronic copy (in PDF format) of the parcel map and all associated materials shall be submitted to the Engineering Division of the Parks and Public Works Department for review and approval. Submittal shall include closure calculations, title reports and the appropriate fee. The map shall be recorded prior to the issuance of any grading or building permits. The Applicant/ Subdivider shall provide the Engineering Division with an electronic copy (in PDF format) of the signed recorded map along with a CAD drawing of the Parcel Map after it is recorded.
49. WEST VALLEY SANITATION DISTRICT: All sewer connection and treatment plant capacity fees shall be paid either immediately prior to the recordation of any subdivision or tract maps with respect to the subject property or properties or immediately prior to the issuance of a sewer connection permit, whichever event occurs first. Written confirmation of payment of these fees shall be provided prior to map recordation.
50. DEDICATIONS: The following shall be dedicated on the parcel map. The dedication shall be recorded before any grading or building permits are issued:
  - a. Ingress-egress, storm drainage and sanitary sewer easements, as required.
  - b. Public Access Easement(s) as required to provide access to the parking stalls and adjacent drive aisles encapsulated within the property boundary.
  - c. Emergency Access Easement: 1) Twenty-five (25) feet wide, between South Turner Street and Los Gatos Boulevard, correlating with the existing 25-foot Public Access and Public Service Easements; 2) Twenty-five (25) feet wide, between Curtis Drive and Walker Street, correlating with the proposed Public Access and Public Service Easements delineated on the Development Plans dated September 23, 2020s.
51. SOILS ENGINEER CONSTRUCTION OBSERVATION: During construction, all excavations shall be inspected by the Developer's soils engineer prior to placement of concrete and/or

backfill so they can verify that the actual conditions are as anticipated in the design-level geotechnical report and recommend appropriate changes in the recommendations contained in the report, if necessary. The results of the construction observation and testing shall be documented in an "as-built" letter/report prepared by the Developer's soils engineer and submitted to the Town before a certificate of occupancy is granted.

52. SOIL RECOMMENDATIONS: The project shall incorporate the geotechnical/geological recommendations contained in the project's design-level geotechnical/geological investigation as prepared by the Developer's engineer(s), and any subsequently required report or addendum. Subsequent reports or addendum are subject to peer review by the Town's consultant and costs shall be borne by the Developer.
53. UTILITIES: The Developer shall install all new, relocated, or temporarily removed utility services, including telephone, electric power and all other communications lines underground, as required by Town Code Section 27.50.015(b). All new utility services shall be placed underground. Underground conduit shall be provided for cable television service. The Developer is required to obtain approval of all proposed utility alignments from any and all utility service providers before a Certificate of Occupancy for any new building can be issued. The Town of Los Gatos does not approve or imply approval for final alignment or design of these facilities.
54. TRAFFIC STUDY: Any development of land use that generates greater traffic impacts than those assumed in the traffic study report may require an updated traffic study in accordance with the Town's traffic impact policy.
55. TRAFFIC IMPACT MITIGATION FEE: Prior to the issuance of a/any building/grading permit(s), the Developer shall pay the project's proportional share of transportation improvements needed to serve cumulative development within the Town of Los Gatos. The fee amount of \$13,785.62 is based upon the Town Council resolution, using a comparison between the existing and proposed uses. The fee shall be paid before recordation of the Parcel Map.
56. PRECONSTRUCTION PAVEMENT SURVEY: Prior to issuance of any grading or building permit, the Developer 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 both Walker Street and South Turner Street. The results shall be documented in a report and submitted to the Town for review.
57. POSTCONSTRUCTION PAVEMENT SURVEY: The Developer 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 Developer 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.

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 6:00 p.m., weekdays and 9:00 a.m. to 4:00 p.m. Saturdays, holidays excluded. The Town may authorize, on a case-by-case basis, alternate construction hours. The Developer shall provide written notice twenty-four (24) hours in advance of modified construction hours. Approval of this request is at discretion of the Town.
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 Traffic Control Plan, Project Schedule, site security fencing, employee parking, construction staging area, materials storage area(s), construction trailer(s), concrete washout(s) and proposed outhouse location(s). Please refer to the Town's Construction Management Plan Guidelines document for additional information.
62. SHARED PRIVATE STREET: The private streets 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 Developer shall overlay to section of private street pavement immediately in front of/adjacent to the subject property, or alternative pavement restoration measure as approved by the Town Engineer.
64. TRANSPORTATION DEMAND MANAGEMENT (TDM) PLAN AND BICYCLE RACK: Prior to occupancy, the Owner/Applicant shall install a Town approved bicycle rack with capacity for at least two (2) bicycles as part of the relocation. Furthermore, the Owner/Applicant shall participate in the comprehensive TDM plan for the North 40 that is proposed and approved in the future.
65. WVSD (West Valley Sanitation District): Sanitary sewer laterals are televised by West Valley Sanitation District and approved by the Town of Los Gatos before they are used. A Sanitary Sewer Clean-out is required for each property at the property line, within one (1) foot of the property line per West Valley Sanitation District Standard Drawing 3, or at a location specified by the Town.
66. SANITARY SEWER BACKWATER VALVE: Drainage piping serving fixtures which have flood level rims less than twelve (12) inches (304.8 mm) above the elevation of the next upstream manhole and/or flushing inlet cover at the public or private sewer system serving such drainage piping shall be protected from backflow of sewage by installing an approved type backwater valve. Fixtures above such elevation shall not discharge through the backwater



valve, unless first approved by the Building Official. The Town shall not incur any liability or responsibility for damage resulting from a sewer overflow where the property owner or other person has failed to install a backwater valve as defined in the Uniform Plumbing Code adopted by the Town and maintain such device in a functional operation condition. Evidence of West Sanitation District's decision on whether a backwater device is needed shall be provided prior to the issuance of a building permit.

67. BEST MANAGEMENT PRACTICES (BMPs): The Developer is responsible for ensuring that all contractors are aware of all storm water quality measures and that such measures are implemented. Best Management Practices (BMPs) shall be maintained and be placed for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Removal of BMPs (temporary removal during construction activities) shall be replaced at the end of each working day. Failure to comply with the construction BMP will result in the issuance of correction notices, citations, or stop work orders.
68. 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.
69. 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.
70. DUST CONTROL: Blowing dust shall be reduced by timing construction activities so that paving and building construction begin as soon as possible after completion of grading, and by landscaping disturbed soils as soon as possible. Further, water trucks shall be present and in use at the construction site. All portions of the site subject to blowing dust shall be watered as often as deemed necessary by the Town, or a minimum of three (3) times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites in order to insure proper control of blowing dust for the duration of the project. Watering on public streets shall not occur. Streets shall be cleaned by street sweepers or by hand as often as deemed necessary by the Town Engineer, or at least once a day. Watering associated with on-site construction activity shall take place between the hours of 8 a.m. and 5 p.m. and shall include at least one (1) late-afternoon watering to

minimize the effects of blowing dust. All public streets soiled or littered due to this construction activity shall be cleaned and swept on a daily basis during the workweek to the satisfaction of the Town. Demolition or earthwork activities shall be halted when wind speeds (instantaneous gusts) exceed twenty (20) miles per hour (MPH). All trucks hauling soil, sand, or other loose debris shall be covered.

71. AIR QUALITY: To limit the project's construction-related dust and criteria pollutant emissions, the following the Bay Area Air Quality Management District (BAAQMD)-recommended basic construction measures shall be included in the project's grading plan, building plans, and contract specifications:
- a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day, or otherwise kept dust-free.
  - b. All haul trucks designated for removal of excavated soil and demolition debris from site shall be staged off-site until materials are ready for immediate loading and removal from site.
  - c. All haul trucks transporting soil, sand, debris, or other loose material off-site shall be covered.
  - d. As practicable, all haul trucks and other large construction equipment shall be staged in areas away from the adjacent residential homes.
  - e. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day, or as deemed appropriate by Town Engineer. The use of dry power sweeping is prohibited. An on-site track-out control device is also recommended to minimize mud and dirt-track-out onto adjacent public roads.
  - f. All vehicle speeds on unpaved surfaces shall be limited to fifteen (15) miles per hour.
  - g. All driveways and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
  - h. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within forty-eight (48) hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations. Please provide the BAAQMD's complaint number on the sign: 24-hour toll-free hotline at 1-800-334-ODOR (6367).
  - i. All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed twenty (20) miles per hour.
  - j. Vegetative ground cover (e.g., fast-germinating native grass seed) shall be planted in disturbed areas as soon as possible and watered appropriately until vegetation is established.
72. 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.
73. 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.

74. MAINTENANCE OF PRIVATE STREETS: It is the responsibility of the Developer to implement a plan for street sweeping of paved private roads and cleaning of all storm drain inlets.
75. SILT AND MUD IN PUBLIC RIGHT-OF-WAY: It is the responsibility of Contractor and Developer to make sure that all dirt tracked into the public right-of-way is cleaned up on a daily basis. Mud, silt, concrete and other construction debris SHALL NOT be washed into the Town's storm drains.
76. 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 Developer's representative in charge shall be at the job site during all working hours. Failure to maintain the public right-of-way according to this condition may result in penalties and/or the Town performing the required maintenance at the Developer's expense.
77. COVERED TRUCKS: All trucks transporting materials to and from the site shall be covered.

TO THE SATISFACTION OF THE SANTA CLARA COUNTY FIRE DEPARTMENT:

78. FIRE SPRINKLERS REQUIRED: *(As noted on Sheet G0)* Approved automatic sprinkler systems in new and existing buildings and structures shall be provided in the locations described in this Section or in Sections 903.2.1 through 903.2.19.1.2 whichever is more restrictive. For the purposes of this section, firewalls and fire barriers used to separate building areas shall be constructed in accordance with the California Building Code and shall be without openings or penetrations. An automatic sprinkler system shall be provided throughout all new buildings and structures exceeding one thousand square feet.
79. FIRE APPARATUS (ENGINE) ACCESS REQUIRED: *(As noted on Sheet 1.22 Fire Access Plan)* Provide a site plan that includes fire apparatus access with a paved all weather surface, a minimum unobstructed width of 12 feet, vertical clearance of 13 feet 6 inches, and a maximum slope of 15%. Installations shall conform to the Fire Department Standard Details Specifications D-1 and CFC Section 503.
80. PUBLIC FIRE HYDRANT(S) REQUIRED: *(As noted on Sheet C3)* Provide a site plan that identifies all new and existing public fire hydrant(s) at location(s) to be determined jointly by the Fire Department and San Jose Water Company. Maximum hydrant spacing shall be 500 feet, with a minimum single hydrant flow of 1500 GPM at 20 psi, residual. Fire hydrants shall be provided along required fire apparatus access roads and adjacent public streets. CFC Sec. 507, and Appendix B and associated Tables, and Appendix C.
81. 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). 2019 CFC Sec. 903.3.5 and Health and Safety Code 13114.7.

82. ADDRESS IDENTIFICATION: *(As noted on Sheet A5.1)* 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.
83. 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.



**TOWN OF LOS GATOS**  
**CONCEPTUAL DEVELOPMENT**  
**ADVISORY COMMITTEE REPORT**

MEETING DATE: 12/11/2019

ITEM NO: 2

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DATE: December 3, 2019

TO: Conceptual Development Advisory Committee

FROM: Joel Paulson, Community Development Director

SUBJECT: Conceptual Development Advisory Committee Application CD-19-005. Project Location: **14919 Los Gatos Boulevard.**  
Property Owner: Yuki Family Farms c/o Edward Morimoto. Applicant: Don Capobres.  
Requesting preliminary review for relocation an existing pre-1941 single-family residence on property zoned North 40 Specific Plan to a property in the approved first phase of the North Forty Specific Plan. APNs 424-07-081 and 424-07-056

ROLE OF THE CDAC:

The Conceptual Development Advisory Committee (CDAC) advises a prospective applicant on the overall consistency of a project with Town policies prior to submitting a formal application and investing in the development review process. The Committee also endeavors to identify the potential issues that will need to be addressed during the development review process should the applicant wish to submit an application. The issues identified by the Committee are not intended to be all-inclusive and other additional issues may be identified during the formal development review process.

None of the Committee's comments are binding on the Town and in no way are they intended to indicate whether the project will be received favorably by the various review bodies that are charged with evaluating and deciding the application. As noted in this report, if an application is filed, technical analysis would need to be done during the evaluation of the proposal. In addition, public input is a required and essential component in the development review process. Notice has been sent to residents and property owners within 300 feet of the project site. In addition to the public comments received at this meeting, all applicants are strongly encouraged to hold neighborhood meetings to receive input as the design of the project evolves should they decide to proceed with the development review process.

PREPARED BY: Jocelyn Shoopman  
Associate Planner

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Reviewed by: Planning Manager and Community Development Director

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PROJECT DESCRIPTION:

The project includes parcels located inside and outside of the Phase I project area of the North 40 Specific Plan area (Attachment 1). The development plans for Phase I of the North Specific Plan included the approval of a two-story mixed use building located within the Transition District. The applicant has submitted a project description (Attachment 3) and preliminary plans (Attachment 4). Key elements of the proposed project, as listed on the project description and plans submitted, are as follows:

- Relocation of an existing two-story single-family residence from its current location at 14919 Los Gatos Boulevard to a parcel located within the Phase I project area;
- Conversion of the relocated single-family residence to a mixed use building with an office use on the first floor and a residential use on the second floor;
- A reduction in the number of residential units for the approved building from two to one, resulting in a total of 319 housing units for Phase I of the North 40 Specific Plan; and
- A reduction of 11 parking spaces from the surface parking lot.

EXISTING GENERAL PLAN AND ZONING DESIGNATIONS:

1. General Plan designation: North 40 Specific Plan Overlay.
2. Surrounding General Plan designations: North Forty Specific Plan Overlay to the north and south, California State Route 17 to the west, and Mixed Use Commercial across Los Gatos Boulevard to the east.
3. Zoning designation: North 40 Specific Plan.
4. Surrounding zoning designations: R-1:10 (Single-Family Residential) across Los Gatos Boulevard to the east, North 40 Specific Plan to the north and south, and California State Route 17 to the west.

BACKGROUND:

The proposal includes relocating an existing single-family residence currently located at 14919 Los Gatos Boulevard to a parcel to the south in the Phase I project area. The development plans for Phase I of the North 40 Specific Plan included the approval of a two-story mixed use building located within the Transition District. The applicant proposes to replace the approved two-story mixed use building with a relocated existing two-story single-family residence. The applicant is proposing to convert the single-family residence into a mixed use building with an office use on the first floor and a residential use on the second floor. The approved mixed use building included two office spaces and two housing units. The applicant's proposal would include one office space and one housing unit.

POTENTIAL CONSIDERATIONS AND ISSUES:

The following is a brief list of issues and topics for consideration by the CDAC. Staff has not reached conclusions on these topics. Staff is identifying them here to help frame the discussion and to solicit input. The main question for the CDAC is whether or not the applicant's concept for the project creates a high-quality plan appropriate for Los Gatos in this location. If an application is filed, staff would evaluate the technical issues.

1. General Plan/Zoning
  - a. The project site is currently zoned North 40 Specific Plan, which is consistent with the current General Plan designation, North 40 Specific Plan Overlay;
  - b. A reduction in the number of housing units from 320 to 319 would be consistent with the North 40 Specific Plan designation of dwelling units per acre; and
  - c. The proposed uses are permitted within the Transition District of the North 40 Specific Plan.
2. Lot Layout
  - a. Compatibility of the building layout, size of the building, and mass and scale with the surrounding buildings.
3. Parking
  - a. Adequacy of parking based on the proposed uses; and
  - b. Appropriateness of the reduction in parking.
4. Design
  - a. The project plans provide the previously approved and proposed conceptual site plans (Exhibits C and D of Attachment 3) and elevation renderings (Attachment 4);
  - b. Relocation of an existing structure would require approval of an Architecture and Site application;
  - c. The side setback adjacent to Curtis Drive increases from nine feet to 14 feet and the rear setback adjacent to South Turner Street maintains a setback of 12 feet; and
  - d. The proposed height of the building decreases from 33 feet, seven inches to 26 feet, two inches.

PUBLIC COMMENTS:

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

Attachments:

1. Location map
2. CDAC application
3. Project Description Letter
4. Conceptual Plans

PAGE 4 OF 4

SUBJECT: 14919 Los Gatos Boulevard/CD-19-005

DATE: December 3, 2019

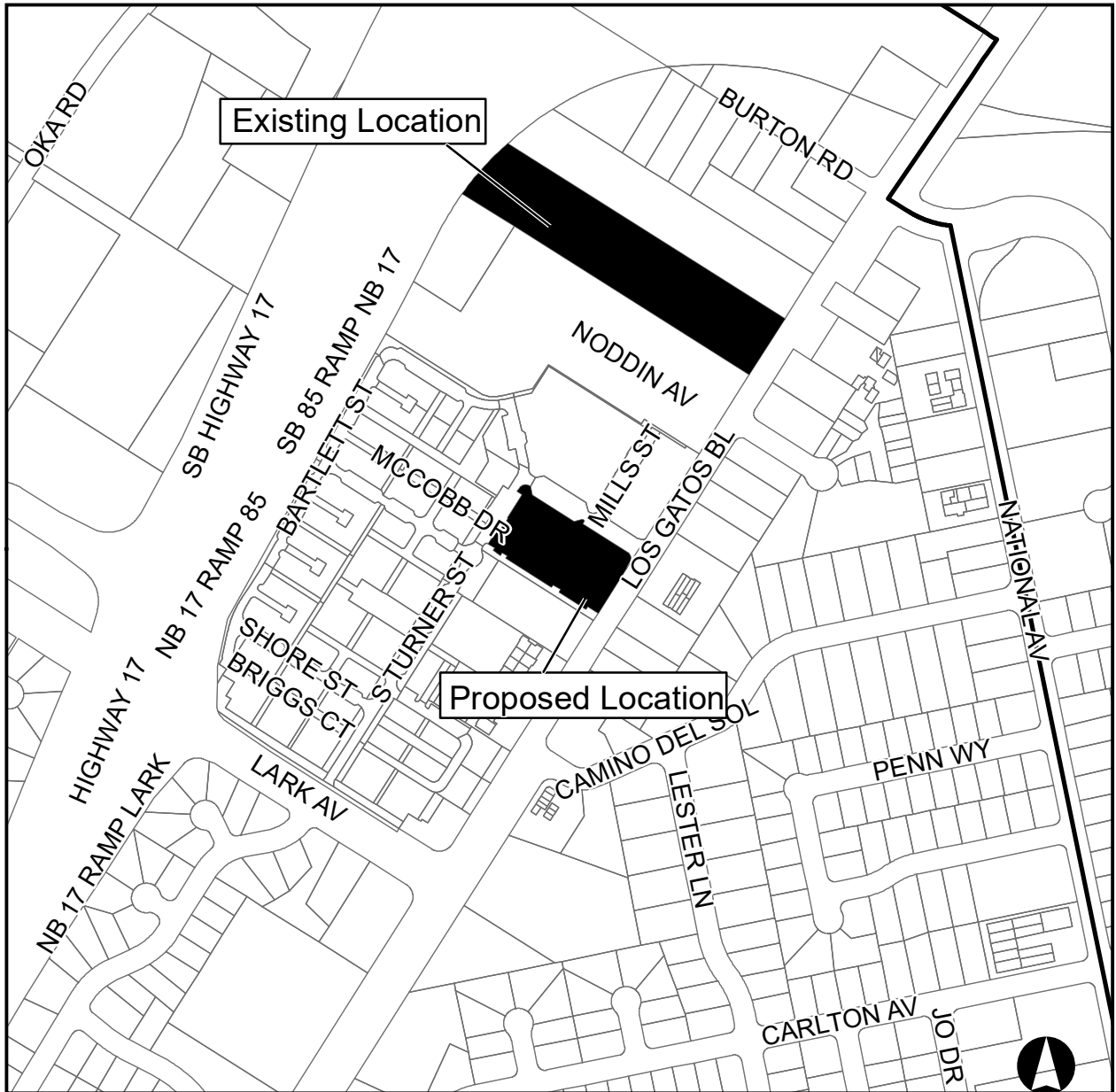
Distribution:

Don Capobres, 221 Bachman Avenue, Los Gatos, CA 95030

Yuki Family Farms c/o Edward Morimoto, 15945 Los Gatos Boulevard, Suite 11, Los Gatos, CA 95032



# 14919 Los Gatos Boulevard



0 0.125 0.25 Miles

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**APPLICATION FOR PROJECT REVIEW  
CONCEPTUAL DEVELOPMENT ADVISORY COMMITTEE**

**TOWN OF LOS GATOS - COMMUNITY DEVELOPMENT DEPARTMENT**  
110 E. Main St., Los Gatos, CA 95030  
Phone: (408) 354-6874 FAX: (408) 354-7593

**PAID**  
NOV 01 2019  
TOWN OF LOS GATOS

BP26135

PLEASE TYPE OR PRINT CLEARLY

**PROPERTY DETAIL:**

Address of subject property: 14919 Los Gatos Boulevard, Los Gatos, CA 95032  
Zoning North 40 Specific Plan Site Area \_\_\_\_\_ APN 424-07-0821  
Existing use Single family residential

**RECEIVED**

**BRIEFLY DESCRIBE PROJECT:**

Relocation of structure from current location at 14919 Los Gatos Blvd to the SW portion of APN 424-56-019 referred to as the live-work buildings (A1 South) in VTM 19756, North 40 Specific Plan Area.

NOV 01 2019

TOWN OF LOS GATOS  
PLANNING DIVISION

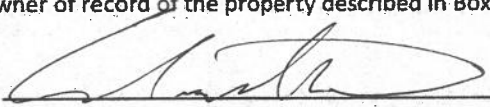
**APPLICANT:**

NAME Don Capobres PHONE: 408-355-9920  
ADDRESS 221 Bachman Avenue  
CITY Los Gatos STATE CA ZIP 95030

**NAME OF PROPERTY OWNER: (If same as above, check here )**

NAME Yuki Family Farms c/o Edward Morimoto PHONE: \_\_\_\_\_  
ADDRESS 15495 Los Gatos Blvd. Suite 11  
CITY Los Gatos STATE CA ZIP 95032

I hereby certify that I am the owner of record of the property described in Box #2 above, and that I approve of the action requested herein.

SIGNATURE OF OWNER  DATE 10-30-19

**ACKNOWLEDGMENT FORM**

I, the undersigned, fully acknowledge and understand the Conceptual Development Advisory Committee is only an advisory body and is not empowered by the Town Council or the Planning Commission to render recommendations or decisions regarding land use issues.

I further understand and acknowledge that any statement by the Committee that a potential land use appears consistent with Town Policy is not an express or implied approval of a development project. A project may be rejected by the Planning Commission and/or Town Council for inconsistency with Town policy or for other reasons in the course of the development review process, including public input.

I further understand and acknowledge that the members of the Conceptual Development Advisory Committee are in no way bound in their future review of my project, by their comments at this very preliminary state of project development.

SIGNATURE OF OWNER  DATE 10-30-19

**\*\* DO NOT WRITE BELOW THIS LINE**

APPLICATION No. CD-19-005

PLPERMIT	\$2,966.00
PLTRACK	118.64
PLANAP	296.60
(Noticing Deposit) PLPERMIT	500.00
<b>TOTAL FEE</b>	<b>\$3,881.24</b>

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### Gianandres House Move Project Description

The proposed project is to move an existing two-story single family residential building from its current location at 14919 Los Gatos Boulevard ("Gianandres House") to the southwest portion of APN 424-56-019 which is commonly referred to as Buildings A1 West/live-work in the approved first phase of development in the North 40 Specific Plan Area ("Relocation Site"). The existing location and Relocation Site are shown on an aerial map of the North 40 in Exhibit A.

The Gianandres House was constructed by the Gianandres family sometime within a few years prior to the Yuki family acquiring land in 1945. It was never occupied until the Yuki's purchased it. While the individual building does not hold any official historical significance<sup>1</sup> and there are no specific requirements for it under the North 40 Specific Plan, the Yuki Family is interested in preserving it. Recent images of the House are included in Exhibit B.

Harmonie Park Development is developing the retail portion of the approved first phase of the North 40 and, working with the Yuki Family, identified and performed preliminary due diligence on the Relocation Site which is also owned by the Yuki Family. We believe relocating the Gianandres House to this location will: 1) help with the our efforts with place-making and creating an authentic feel for the new development; 2) provide a nice transition from the residential Lark District to the mixed-use Transition District, and 3) celebrate the Family's multi-generational presence in Los Gatos.

The relocated house will be used as the office for Yuki family business on the ground floor and will remain as residential use on the second floor. This is consistent with the mixed-use nature of the buildings that were approved in Phase 1 for A1 West.

The impact of the project to the existing approved entitlements for the live/work units, is as follows:

- Total floor area increases from 2,370 square feet to 2,894 square feet. Of this, 1,770 will be for Yuki family business office use on the ground floor;
- Eleven parking spaces would be lost in the Building A1 surface lot, but the overall project would still maintain excess parking spaces versus what is required;
- The building setback from Turner St. will need to be reduced from 12' to 10' with a 6" roof overhang. The North 40 Specific Plan requires a 10' setback;
- Total open space would increase by 626 square feet; and
- Building height would be lower. It is 33'-7" from finished grade in the approved plans. The Gianandres House is 26'-2" from finished grade (final height dependent upon final foundation design).

The approved site plan and proposed site plan with relocated house is attached as Exhibits C and D, respectively. Elevations will be provided at the CDAC meeting.

RECEIVED

DEC 05 2019

TOWN OF LOS GATOS  
13 DIVISION

<sup>1</sup> According to the North 40 Specific Plan Historic Resources Technical Report, by Carey & Co., Inc., dated November 12, 2013, the "building does not appear to be individually eligible under the NRHP/CRHR Criteria B/2, C3 or d/4" and "(c)onstructed c. 1925, the house does not appear to be a significant example of an architectural type."

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Figure 1 West Elevation



Figure 3 - East Elevation



Figure 2 South Elevation



Figure 4 North Elevation



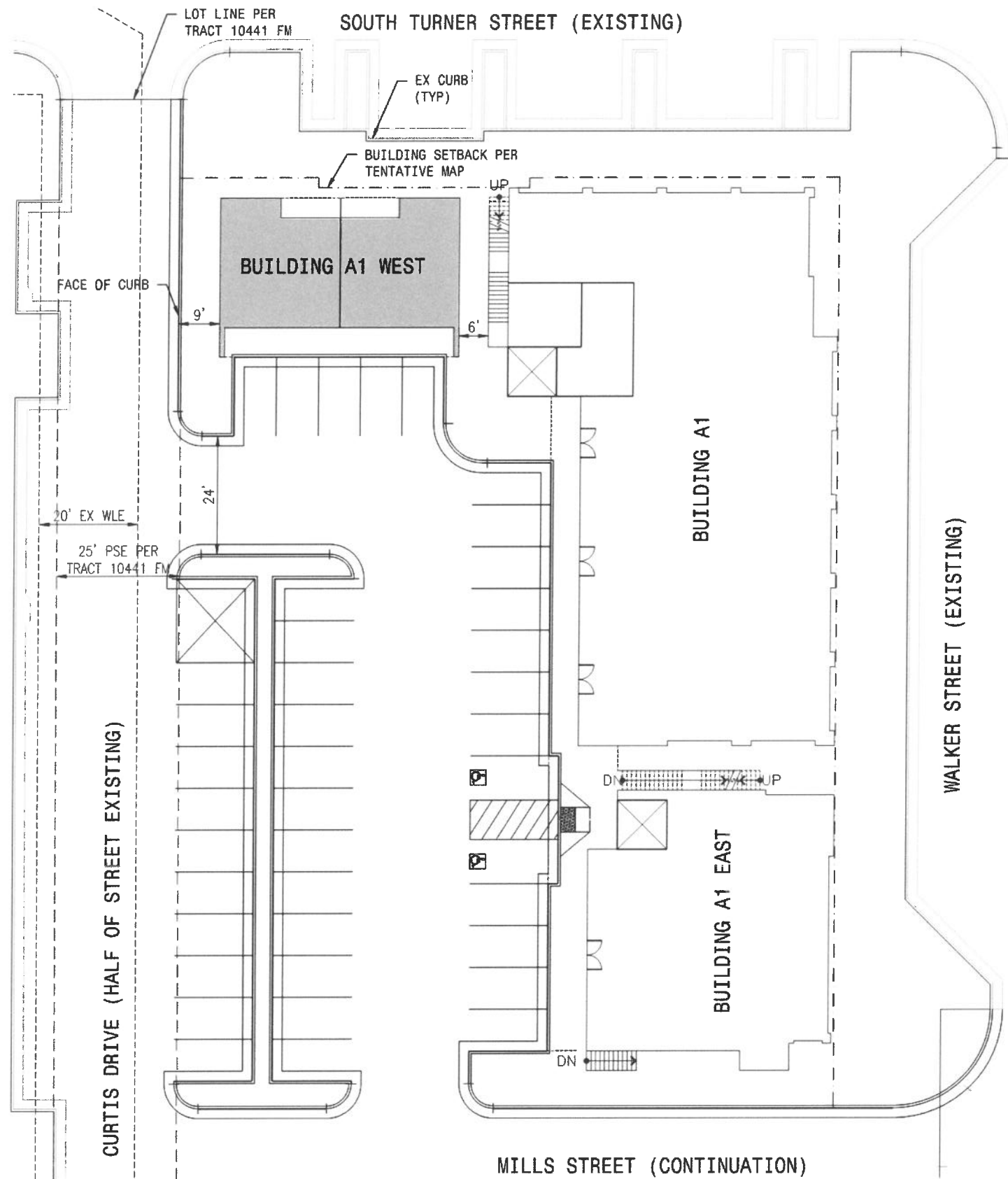


EXHIBIT C: As-Entitled Site Plan

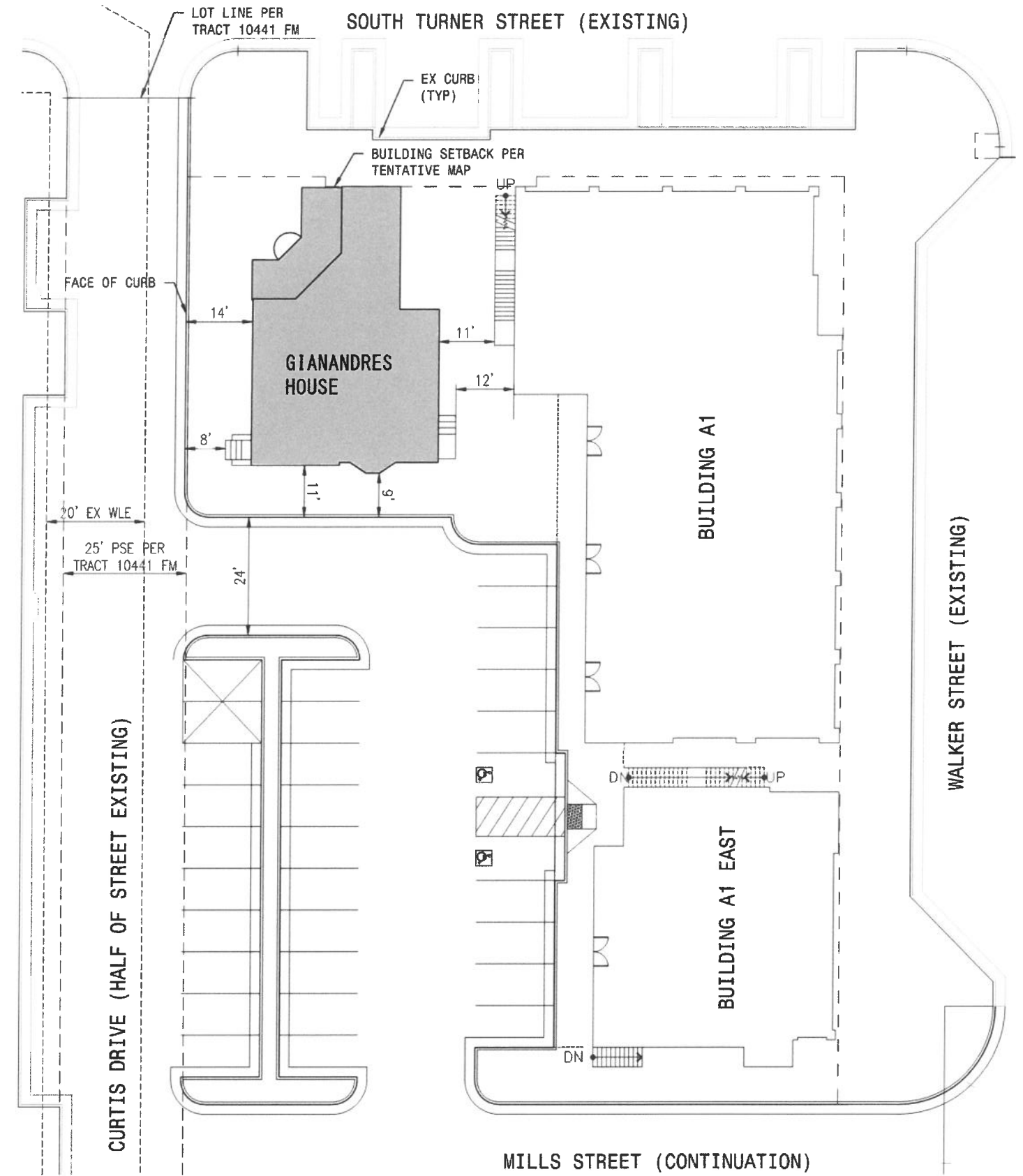
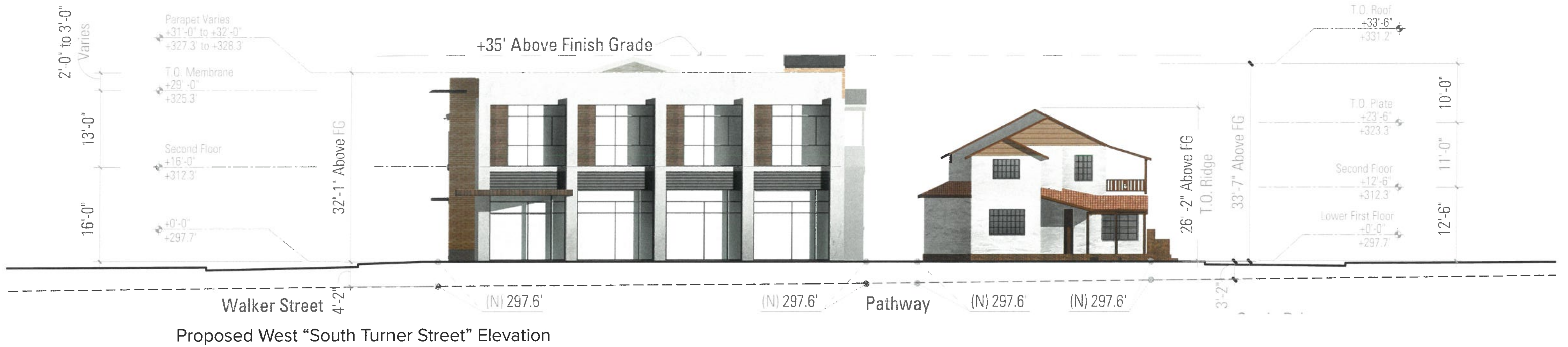
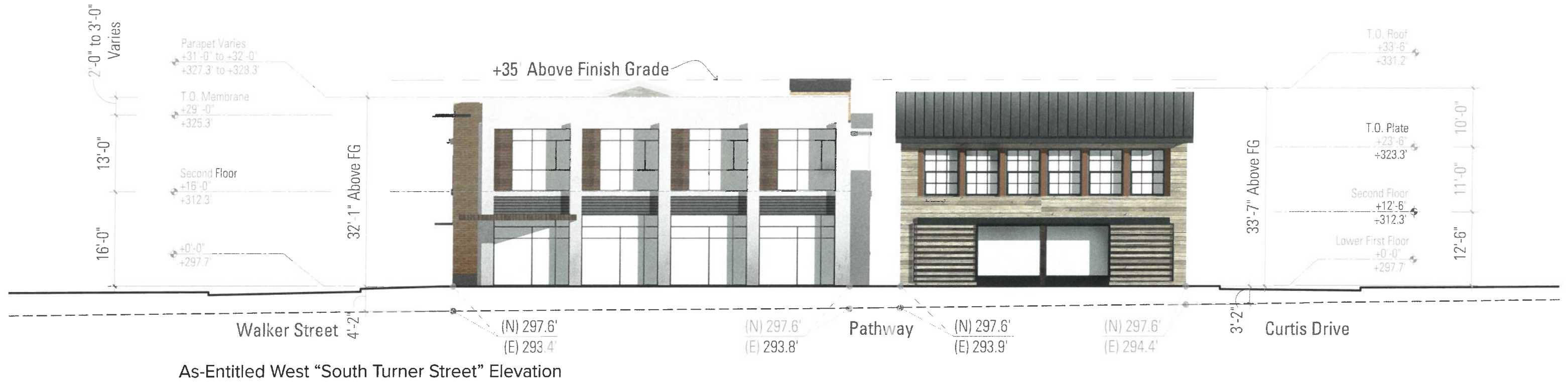
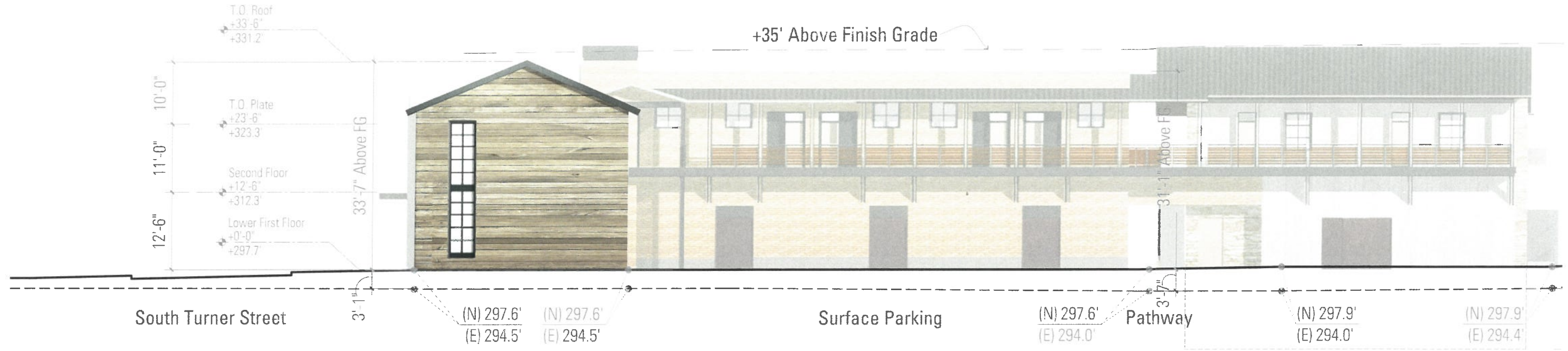


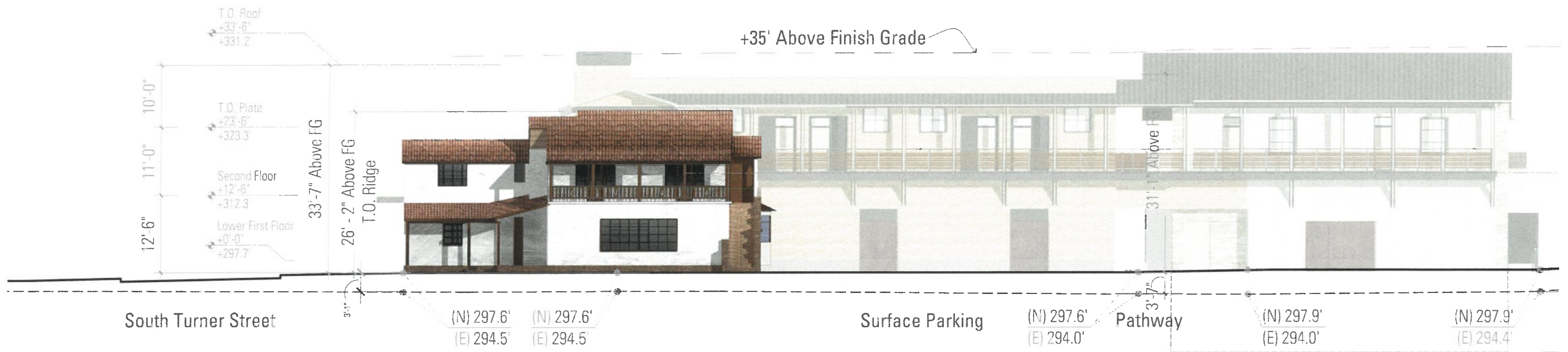
EXHIBIT D: Proposed Site Plan







As-Entitled South "Curtis Drive" Elevation



Proposed South "Curtis Drive" Elevation

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**TOWN OF LOS GATOS  
CONCEPTUAL  
DEVELOPMENT ADVISORY  
COMMITTEE REPORT**

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**MINUTES OF THE CONCEPTUAL DEVELOPMENT ADVISORY COMMITTEE MEETING  
DECEMBER 11, 2019**

The Conceptual Development Advisory Committee of the Town of Los Gatos conducted a Regular Meeting on December 11, 2019, at 4:30 p.m.

**MEETING CALLED TO ORDER AT 4:30 PM**

**ROLL CALL**

Present: Chair Mary Badame, Vice Chair Barbara Spector, Vice Mayor Marcia Jensen, Committee Member Matthew Hudes, and Committee Member Thomas O'Donnell

**PLEDGE OF ALLEGIANCE**

**SUBCOMMITTEE REPORTS/COMMISSION MATTERS**

**VERBAL COMMUNICATIONS**

- None.

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

1. Approval of Minutes – November 13, 2019

**MOTION:**                   **Motion by Vice Mayor Marcia Jensen** to approve the consent item.  
**Seconded by Committee Member Matthew Hudes. Vice Chair Barbara Spector** abstained.

**VOTE:**                   **Motion passed unanimously.**

**PUBLIC HEARING**

1. 14919 Los Gatos Boulevard  
Conceptual Development Advisory Committee CD-19-005

Requesting preliminary review for relocation of an existing pre-1941 single-family residence on property zoned North 40 Specific Plan to a property in the approved first phase of the North 40 Specific Plan. APNs 424-07-081 and 424-07-056.

PROPERTY OWNER: Yuki Family Farms c/o Edward Morimoto

APPLICANT: Don Capobres

PROJECT PLANNER: Jocelyn Shoopman

Jocelyn Shoopman, Associate Planner, presented the staff report.

Applicant presented the proposed project.

Open and closed the public comment.

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

- Is the loss of parking spaces still consistent with Specific Plan?
- Does it meet the setback requirements?
- Does it meet the maximum commercial square footage?
- Conflicting information about structure's build date. Prefer to choose earlier date and refer to Historic Preservation Committee.
- The reduced height and increased open space are preferable.
- Maintaining the agricultural heritage is a positive aspect and a plaque could be included.
- This is a good concept and a win/win situation.

#### **OTHER BUSINESS**

- None.

#### **ADJOURNMENT**

The meeting adjourned at 4:54 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the December 11, 2019 meeting as approved by the Conceptual Development Advisory Committee.

---

/s/Jocelyn Fong, Administrative Assistant



**TOWN OF LOS GATOS**  
**CONCEPTUAL DEVELOPMENT**  
**ADVISORY COMMITTEE REPORT**

MEETING DATE: 08/12/2020

ITEM NO: 3

---

DATE: August 3, 2020

TO: Conceptual Development Advisory Committee

FROM: Joel Paulson, Community Development Director

SUBJECT: Conceptual Development Advisory Committee Application CD-20-003. **Project Location: 14919 Los Gatos Boulevard.** APNs 424-07-081 and 424-07-056. Property Owner: Yuki Family Farms c/o Edward Morimoto. Applicant: Don Capobres.  
Requesting preliminary review for relocation an existing pre-1941 single-family residence with additional below grade square footage on property zoned North 40 Specific Plan to a property in the approved first phase of the North Forty Specific Plan.

ROLE OF THE CDAC:

The Conceptual Development Advisory Committee (CDAC) advises a prospective applicant on the overall consistency of a project with Town policies prior to submitting a formal application and investing in the development review process. The Committee also endeavors to identify the potential issues that will need to be addressed during the development review process should the applicant wish to submit an application. The issues identified by the Committee are not intended to be all-inclusive and other additional issues may be identified during the formal development review process.

None of the Committee's comments are binding on the Town and in no way are they intended to indicate whether the project will be received favorably by the various review bodies that are charged with evaluating and deciding the application. As noted in this report, if an application is filed, technical analysis would need to be done during the evaluation of the proposal. In addition, public input is a required and essential component in the development review process. Notice has been sent to residents and property owners within 300 feet of the project site. In addition to the public comments received at this meeting, all applicants are strongly encouraged to hold neighborhood meetings to receive input as the design of the project evolves should they decide to proceed with the development review process.

PREPARED BY: JOCELYN SHOOPMAN  
Associate Planner

---

Reviewed by: Planning Manager and Community Development Director

---

PROJECT DESCRIPTION:

The project includes parcels located inside and outside of the Phase I project area of the North 40 Specific Plan (Attachment 1). The development plans for Phase I of the North 40 Specific Plan included the approval of a two-story mixed use building located within the Transition District.

On December 11, 2019, a proposal for relocation of the existing single-family residence was considered by the CDAC. The CDAC discussed the matter and provided feedback to the applicant. The applicant has submitted a new application for a modified proposal, which would include new below grade retail use square footage. The applicant has submitted a project description (Attachment 3), overall site plan for the North 40 Phase I (Attachment 4), and preliminary plans (Attachment 5). Elements one, three, and four of the proposed project, as described below, remain unchanged from the December 11, 2019 proposal; however, elements two and five are new, as follows:

1. Relocation of an existing two-story single-family residence from its current location at 14919 Los Gatos Boulevard to a parcel located within the Phase I project area;
2. Conversion of the relocated single-family residence to a mixed use building and addition to the first floor and second floor of the single-family residence, with a below grade retail use, an office use on the first floor, and a residential use on the second floor;
3. A reduction in the number of residential units for the approved building from two to one, resulting in a total of 319 housing units for Phase I of the North 40 Specific Plan;
4. A reduction of 11 parking spaces from the surface parking lot; and
5. Increase in the total floor area from 2,370 square feet to 4,141 square feet. Of this amount, 1,517 square feet will be for the office use on the first floor and 1,530 square feet will be for the below grade retail use.

EXISTING GENERAL PLAN AND ZONING DESIGNATIONS:

1. General Plan designation: North 40 Specific Plan Overlay.
2. Surrounding General Plan designations: Mixed Use Commercial across Los Gatos Boulevard to the east, North Forty Specific Plan Overlay to the north and south, and California State Route 17 to the west.
3. Zoning designation: North 40 Specific Plan.
4. Surrounding zoning designations: R-1:10 (Single-Family Residential) across Los Gatos Boulevard to the east, North 40 Specific Plan to the north and south, and California State Route 17 to the west.



BACKGROUND:

The proposal includes relocating an existing single-family residence currently located at 14919 Los Gatos Boulevard to a parcel located in the Phase I project area of the North 40 Specific Plan. The development plans for Phase I of the North 40 Specific Plan included the approval of a two-story mixed use building located within the Transition District. The applicant proposes to replace the approved two-story mixed use building with the relocated existing single-family residence. The applicant is proposing to convert the single-family residence into a mixed use building with an office use on the first floor, a residential use on the second floor, and below grade space for a retail use. The approved mixed use building included two office spaces and two housing units. The applicant's proposal would include one office space, one retail space, and one housing unit.

POTENTIAL CONSIDERATIONS AND ISSUES:

The following is a brief list of issues and topics for consideration by the CDAC. Staff has not reached conclusions on these topics. Staff is identifying them here to help frame the discussion and to solicit input. The main question for the CDAC is whether or not the applicant's concept for the project creates a high-quality plan appropriate for Los Gatos in this location. If an application is filed, staff would evaluate the technical issues.

1. General Plan/Zoning
  - a. The project site is currently zoned North 40 Specific Plan, which is consistent with the current General Plan designation, North 40 Specific Plan Overlay;
  - b. A reduction in the number of housing units from 320 to 319 would be consistent with the North 40 Specific Plan designation of allowed dwelling units per acre; and
  - c. The proposed uses are permitted within the Transition District of the North 40 Specific Plan.
2. Lot Layout
  - a. Compatibility of the building layout, size of the building, and mass and scale with the surrounding buildings.
3. Parking
  - a. Adequacy of parking based on the proposed uses; and
  - b. Appropriateness of the reduction in parking.
4. Design
  - a. The project plans provide the previously approved and proposed conceptual site plans (Exhibits C and D of Attachment 5) and elevation renderings (Attachment 5);
  - b. Relocation of an existing structure would require approval of an Architecture and Site application;
  - c. The side setback adjacent to Curtis Drive would decrease from nine feet to seven

PAGE 4 OF 4

SUBJECT: 14919 Los Gatos Boulevard/CD-20-003

DATE: August 4, 2020

POTENTIAL CONSIDERATIONS AND ISSUES (continued):

- feet and the rear setback adjacent to South Turner Street would maintain a setback of 12 feet; and
- d. The proposed height of the building would decrease from 33 feet, seven inches to approximately 25 feet.

PUBLIC COMMENTS:

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

Attachments:

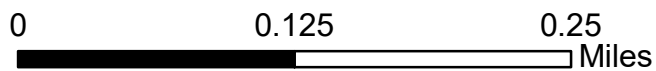
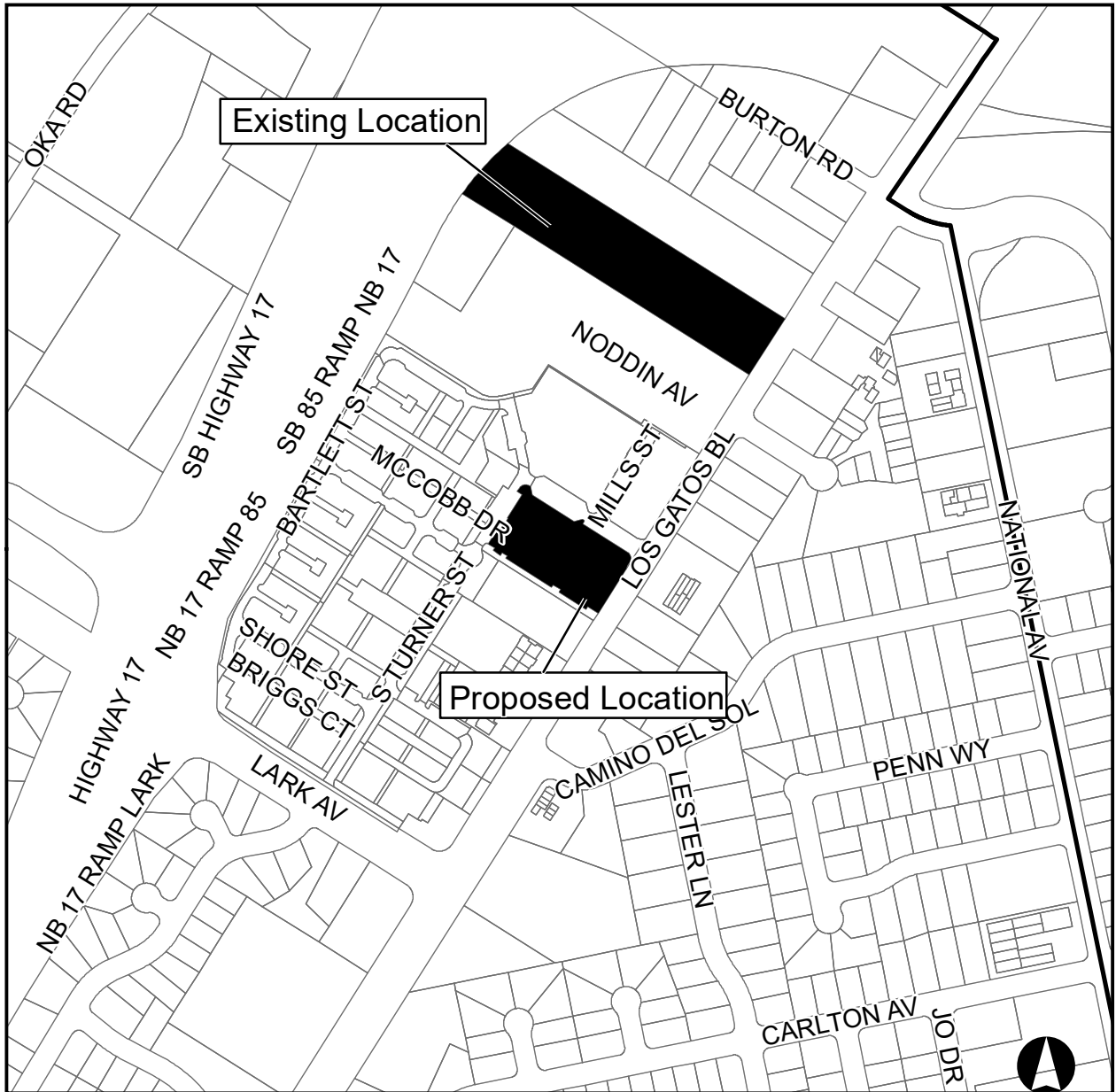
1. Location Map
2. CDAC Application
3. Project Description Letter
4. North 40 Phase I Overall Site Plan and Photographs
5. Conceptual Plans

Distribution:

Don Capobres, 221 Bachman Avenue, Los Gatos, CA 95030

Yuki Family Farms c/o Edward Morimoto, 15945 Los Gatos Blvd., Ste. 11, Los Gatos, CA 95032

# 14919 Los Gatos Boulevard



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**APPLICATION FOR PROJECT REVIEW  
CONCEPTUAL DEVELOPMENT ADVISORY COMMITTEE**

**TOWN OF LOS GATOS - COMMUNITY DEVELOPMENT DEPARTMENT**

**110 E. Main St., Los Gatos, CA 95030**

**Phone: (408) 354-6874 FAX: (408) 354-7593**

PLEASE TYPE OR PRINT CLEARLY

**PROPERTY DETAIL:**

Address of subject property: 14919 Los Gatos Boulevard, Los Gatos, CA 95032  
Zoning North 40 Specific Plan Site Area \_\_\_\_\_ APN 424-07-082  
Existing use Single family residential

**BRIEFLY DESCRIBE PROJECT:**

Relocation of structure from current location at 14919 Los Gatos Blvd to the SW portion of APN 424-56-019 referred to  
as the live-work buildings (A1 South) in VTM 19756, North 40 Specific Plan Area.

**APPLICANT:**

NAME Don Capobres PHONE: 408-355-9920  
ADDRESS 221 Bachman Avenue  
CITY Los Gatos STATE CA ZIP 95030

**NAME OF PROPERTY OWNER: (If same as above, check here )**

NAME Yuki Family Farms c/o Edward Morimoto PHONE: \_\_\_\_\_  
ADDRESS 15495 Los Gatos Blvd. Suite 11  
CITY Los Gatos STATE CA ZIP 95032

I hereby certify that I am the owner of record of the property described in Box #2 above, and that I approve of the action requested herein.

SIGNATURE OF OWNER \_\_\_\_\_ DATE \_\_\_\_\_

**ACKNOWLEDGMENT FORM**

I, the undersigned, fully acknowledge and understand the Conceptual Development Advisory Committee is only an advisory body and is not empowered by the Town Council or the Planning Commission to render recommendations or decisions regarding land use issues.

I further understand and acknowledge that any statement by the Committee that a potential land use appears consistent with Town Policy is not an express or implied approval of a development project. A project may be rejected by the Planning Commission and/or Town Council for inconsistency with Town policy or for other reasons in the course of the development review process, including public input.

I further understand and acknowledge that the members of the Conceptual Development Advisory Committee are in no way bound in their future review of my project, by their comments at this very preliminary state of project development.

SIGNATURE OF OWNER  DATE 6-29-20

**\*\* DO NOT WRITE BELOW THIS LINE**

APPLICATION No. \_\_\_\_\_

	PLPERMIT	\$2,966.00
	PLTRACK	118.64
	PLANAP	296.60
(Noticing Deposit)	PLPERMIT	500.00
	<b>TOTAL FEE</b>	<b>\$3,881.24</b>



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### Gianandres House Move Project Description

The proposed project is to move an existing two-story single family residential building from its current location at 14919 Los Gatos Boulevard ("Gianandres House") to the southwest portion of APN 424-56-019 which is commonly referred to as Buildings A1 West/live-work in the approved first phase of development in the North 40 Specific Plan Area ("Relocation Site"). The existing location and Relocation Site are shown on an aerial map of the North 40 in [Exhibit A](#).

The Gianandres House was constructed by the Gianandres family sometime within a few years prior to the Yuki family acquiring land in 1945. It was never occupied until the Yuki's purchased it. While the individual building does not hold any official historical significance<sup>1</sup> and there are no specific requirements for it under the North 40 Specific Plan, the Yuki Family is interested in preserving it. Recent images of the House are included in [Exhibit B](#).

Harmonie Park Development is developing the retail portion of the approved first phase of the North 40 and, working with the Yuki Family, identified and performed preliminary due diligence on the Relocation Site which is also owned by the Yuki Family. We believe relocating the Gianandres House to this location will: 1) help with our efforts with place-making and creating an authentic feel for the new development; 2) provide a nice transition from the residential Lark District to the mixed-use Transition District, and 3) celebrate the Family's multi-generational presence in Los Gatos.

The relocated house will be used as the office for Yuki family business on the ground floor and will remain as residential use on the second floor. This is consistent with the mixed-use nature of the buildings that were approved in Phase 1 for A1 West. In addition, we are proposing retail/commercial space in a subterranean level ("Basement Retail").

The impact of the project to the existing approved entitlements for the live/work units, is as follows:

- Total floor area increases from 2,370 square feet to 4,141 net square feet. Of this, 1,517 will be for Yuki family business office use on the ground floor and the Basement Retail would be 1,530 net leaseable SF;
- Eleven parking spaces would be lost in the Building A1 surface lot, but the overall project would still maintain excess parking spaces versus what is required;
- The building setback from Turner St. will need to be reduced from 12' to 10' with a 6" roof overhang. The North 40 Specific Plan requires a 10' setback;
- Total open space would not change significantly (slight increase), however, additional place-making opportunities are now available compared to the approved plans; and
- Building height would be lower. It is 33'-7" from finished grade in the approved plans. The Gianandres House is approximately 25' from finished grade (final height dependent upon final foundation design). The approved site plan and proposed site plan with relocated house is attached as [Exhibits C and D](#), respectively. Elevations and floor plans are provided as [Exhibit E](#).

---

<sup>1</sup> According to the North 40 Specific Plan Historic Resources Technical Report, by Carey & Co., Inc., dated November 12, 2013, the does not appear to be individually eligible under the NRHP/CRHR Criteria B/2, C3 or d/4" and "(c)onstructed c. 1925, the does not appear to be a significant example of an architectural type."

The approved site plan and proposed site plan with relocated house is attached as Exhibits C and D, respectively. Elevations and floor plans are provided as Exhibit E.



# Exhibit A - Context



OVERALL SITE PLAN - PHASE I & II



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**EXHIBIT B – RECENT PHOTOGRAPHS OF GIANANDRES HOUSE**



*Figure 1 West Elevation*



*Figure 2 South Elevation*

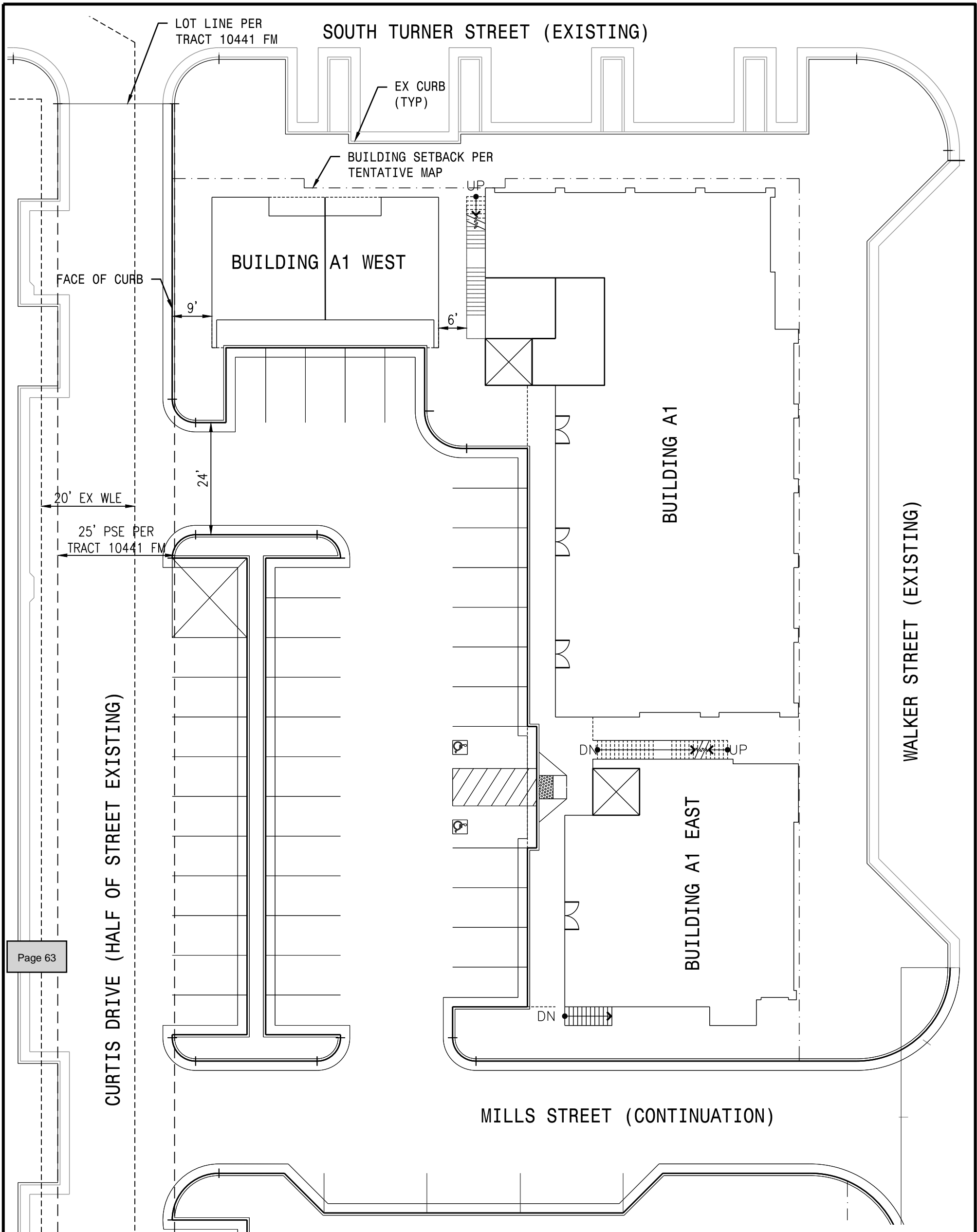




Figure 3 - East Elevation



Figure 4 North Elevation



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SHEET 1 OF 2

Exhibit C  
Existing Site Plan

**harmonie**  
PARK

BUILDING A2

**NORTH 40  
COMMERCIAL AREA A  
TENTATIVE MAP DESIGN**

TOWN OF LOS GATOS

CALIFORNIA

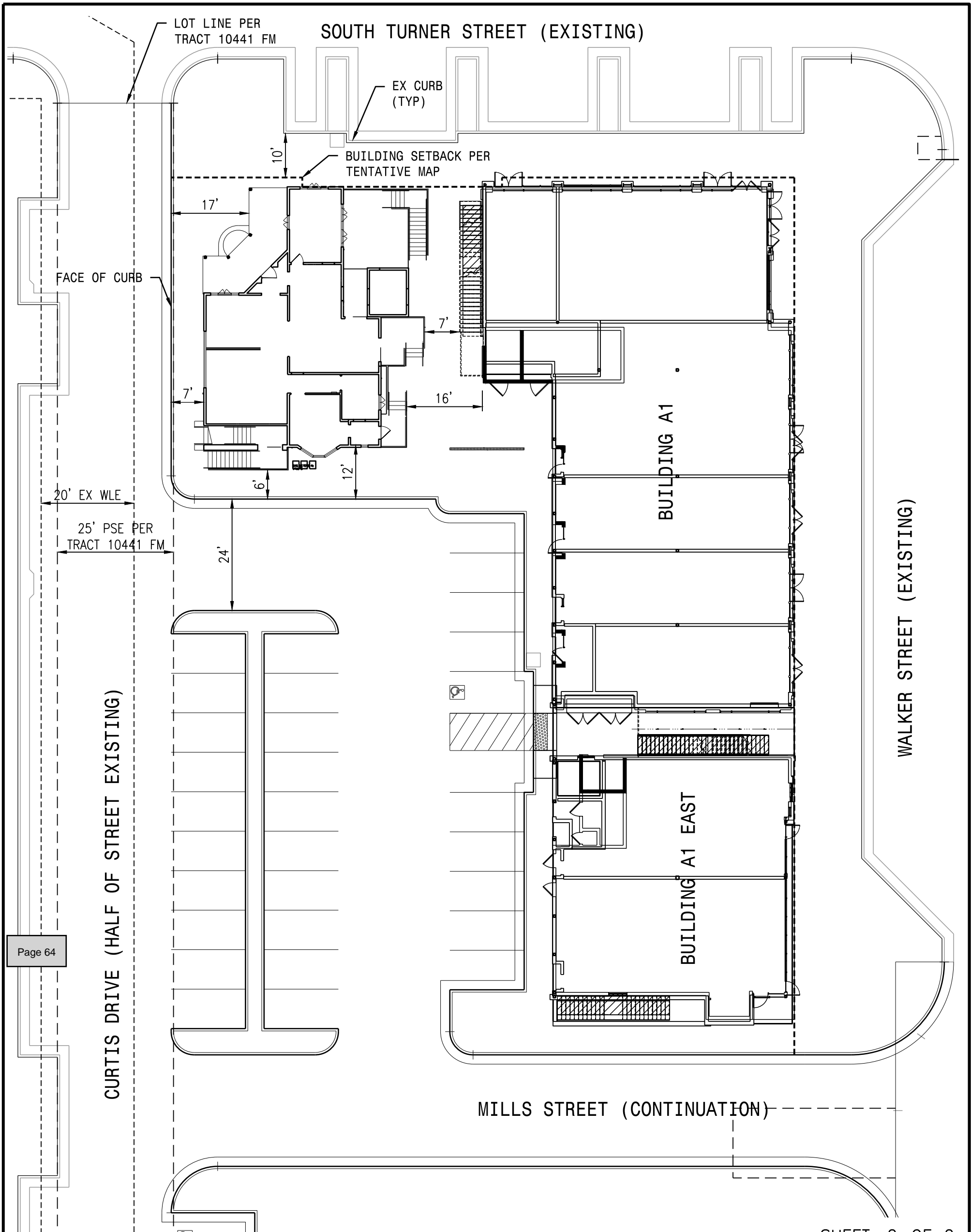
**MACKAY & SOMPS**

ENGINEERS PLANNERS SURVEYORS  
5142B FRANKLIN DR, PLEASANTON, CA 94588 (925)225-0690

ATTACHMENT 5

MACKAY & SOMPS IS NOT RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF REPRODUCTIONS OF THIS DOCUMENT THAT ARE GENERATED BY OTHERS FROM ELECTRONIC MEDIA

PLEASANTON OFFICE	1" = 20' SCALE	10-09-2019 DATE	19890.OA1 JOB NO.
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SHEET 2 OF 2

**Exhibit D**  
**Proposed Site Plan**

BUILDING A2

**NORTH 40**  
**COMMERCIAL AREA A**  
**GIANANDRES HOUSE RELOCATION**

TOWN OF LOS GATOS CALIFORNIA

**MACKAY & SOMPS**

ENGINEERS PLANNERS SURVEYORS  
5142B FRANKLIN DR, PLEASANTON, CA 94588 (925)225-0690

MACKAY & SOMPS IS NOT RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF REPRODUCTIONS OF THIS DOCUMENT THAT ARE GENERATED BY OTHERS FROM ELECTRONIC MEDIA

PLEASANTON OFFICE	1" = 20' SCALE	06-26-20 DATE	19890.0A1 JOB NO.
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ABBREVIATIONS

* AT	ANCHOR BOLT	LF	LINEAL FOOT
A.B.	ANCHOR BOLT	LG, L	LONG LOCKER
AC	ACRYLIC CONCRETE	LKR	LOCKER
ACQUST	ACOUSTICAL	LT	LIGHT
ADD	ADDENDUM	MAX	MAXIMUM
ADJ	ADJUSTABLE	M.B.	MACHINE BOLT
AGGR	AGGREGATE	M.C.	MEDICINE CABINET
AHJ	AUTHORITIES HAVING JURISDICTION	M.E.C.H.	MECHANICAL
ALT	ALTERNATE	M.E.M.B.	MEMBRANE
ALUM	ALUMINUM	MET	METAL
APPROX	APPROXIMATELY	MFG	MANUFACTURE(R)
ARCH	ARCHITECT	M.H.	MANHOLE
∠	ANGLE	M.I.	MALLEABLE IRON
B	BOARD	MIN	MINIMUM
BLDG	BUILDING	MIR	MIRROR
BLK(G)	BLOCKING	MISC	MISCELLANEOUS
BM	BEAM	M.O.	MASONRY OPENING
BOT	BOTTOM	MTD	MOUNTED
BOW	BACK OF WALK	MUL	MULLION
B.S.L.	BUILDING SETBACK LINE	N	NORTH
B.SPL	BACKSPLASH	(N)	NEW
BTW	BETWEEN	N.E.C.	NATIONAL ELECTRIC CODE
B.W.R.	BUILT-UP ROOFING	N.C.	NOT IN CONTRACT
B.W.	BOTH WAYS	NO.	NUMBER
CAB	CABINET	NO. *	NOMINAL
C.A.H.	CLEAR ALL HEART	N.T.S.	NOT TO SCALE
C.B.	CATCH BASIN, CORNER BEAD		
C.B.C.	CALIFORNIA BUILDING CODE	O/	OVER
C.C.	CENTER TO CENTER	O.A.	OVERALL
C.C.R.	CALIFORNIA CODE OF REGULATION	OBS	OBSCURE
CEM	CEMENT	O.C.	ON CENTER
CI	CAST IRON	O.D.	OUTSIDE DIMENSION (DIA.)
C.J.	COLD JOINT, CONTROL JOINT	OFF	OFFICE
CLG	CEILING	O.H.	OVERHEAD, OVERHANG
CLG	CEILING	O.P.G.	OPENING
CLO	CLOSET	O.P.P.	OPPOSITE
CLR	CLEAR	OZ	OUNCE
C.M.F.	CALIFORNIA MECHANICAL CODE		
C.M.P.	CORRUGATED METAL PIPE	P.C.	PLUMBING CONTRACTOR
C.M.U.	CONCRETE MASONRY UNIT	P.F.B.	PLASTIC FINISH BOARD
COL	COLUMN	P.L.	PLATE, PROPERTY LINE
CONC	CONCRETE	PLAS	PLASTER
CONN	CONNECTION	PLW	PLYWOOD
CONSTR	CONSTRUCTION	PL	POLISHED
CONT	CONTINUOUS	FR	PAIR
C.O.N.C.	CALIFORNIA OFFICE OF NOISE CONTROL	FRCAST	PRECAST
C.O.T.G.	CLEANOUT TO GRADE	FT	FOOT
C.P.C.	CALIFORNIA PLUMBING CODE	P.T.D.	PAPER TOWEL DISPENSER
CPT	CARPET	P.T.D. & P.T.R.	PRESSURE TREATED DOUGLAS FIR COMBINATION P.T.D. & P.T.R.
CT	CERAMIC TILE	PTN	PARTITION
C.T.S.	CENTER	P.T.R.	PAPER TOWEL RECEPTACLE
C.TSK	COUNTERSINK	P.U.E.	PUBLIC UTILITY EASEMENT
CU	CONDENSING UNIT		
CL	CENTERLINE	Q.T.	QUARRY TILE
D	DRYER		
DBL	DOUBLE	R	RISER
DET	DETAIL	R.A.	RETURN AIR
D.F.	DOUGLAS FIR	RAD	RADIUS
D.F.	DRINKING FOUNTAIN	R.A.G.	RETURN AIR GRILLE
D.I.A.	DIAMETER	R.C.P.	REINFORCED CONCRETE PIPE
DIAG	DIAGONAL	R.D.	ROOF DRAIN
DIAM	DIMENSION	REF	REFERENCE
DISP	DISPENSER, DISPOSER	REINF	REINFORCED(ING)
DN	DOWN	RES	RESINOUS FLOORING
DO	DITTO	RET	RETAINING
DOOR	DOOR	REQ	REQUIRED
D.S.	DOWN SPOUT	RESIL	RESILIENT
DW	DISHWASHER	REG	REFRIGERATOR
DWG	DRAWING	REG	REGISTER
DWR	DRAUER	RM	ROOM
E	EAST	RO	ROUGH
E.A.	EACH	R.O.	ROUGH OPENING
E.A.	EXPANSION JOINT	RS	RESAUN
ELEC	ELECTRICAL	RUL	RAINWATER LEADER
EL	ELEVATION	RWD	REDWOOD
ELEV	ELEVATOR	R/W	RIGHT OF WAY
EMER	EMERGENCY		
EN	EDGE NAILING	S	SOUTH
ENCL	ENCLOSURE	SAD	SEE ARCHITECTURAL DWGS.
EQ	EQUAL	SBD	SEE STRUCTURAL DRAWINGS
E.Q.P.	EQUIPMENT	S.A.R.	SUPPLY AIR REGISTER
E.W.C.	ELECTRIC WATER COOLER	S.A.S.M.	SELF-ADHERED SHEET MEMBRANE
E.W.	EACH WAY	SC	SOLID CORE
(E)EXIST	EXISTING	S.C.D.	SEAT COVER DISPENSER
EXP	EXPANSION	S.D.	SOAP DISPENSER
EXPO	EXPOSED	SECT	SECTION
EXT	EXTERIOR, EXTENSION	SF	SQUARE FEET
		SH	SHELF
F.A.	FIRE ALARM	SHR	SHOWER
FAU	FORCED AIR UNIT	SHT	SHEET
F.B.	FLAT BAR	SHTG	SHEATHING
F.C.	FRAMING CLIP	SIM	SIMILAR
F.C.O.	FLOOR CLEANOUT	S.M.S.	SHEETMETAL SCREWS
F.D.	FLOOR DRAIN	S.N.D.	SANITARY NAPKIN DISPENSER
FDC	FIRE DEPT. CONNECTION	S.N.R.	SANITARY NAPKIN RECEPTACLE
FDN	FOUNDATION	S.O.V.	SHUT-OFF VALVE
FE	FIRE EXTINGUISHER	S 4 P	SHELL 4 POLE
FF	FACE OF FRAME, FACEFRAME	SQ	SQUARE
FF.F.	FINISH FLOOR	S.S.	SELECT STRUCTURAL
FF.A.	FREE FLOW AREA	S.S.	STAINLESS STEEL
FG	FINISH GRADE	S.S.K	SERVICE SINK
FG.L	FIXED GLASS	ST	STREET
FIN	FINISH	STA	STATION
FL	FLOOR	STD	STANDARD
FLASH	FLASHING	STL	STEEL
FLUOR	FLUORESCENT	STO	STORAGE
FACE OF CONCRETE	FACE OF CONCRETE	STR	STRUCTURAL
F.O.F.	FACE OF FINISH	STR	STRUCTURAL
F.O.M.	FACE OF MASONRY	SUSP	SUSPENDED
F.O.S.	FACE OF STUD	SV	SHEAR WALL FLOORING
F.O.	FINISHED OPENING	SW	SHEAR WALL
FFRF	FIRE PROOF	SYM	SYMMETRICAL
FR.T.	FIRE RETARDANT TREATED	T	TEMPERED
FR	FIRE RATED(ING)	T.B.	TOWEL BAR
FTG.	FOOTING	T 4 B	TOP 4 BOTTOM
FTI	FOOTING	T.C.	TOP OF CURB
FUR	FURRING	TEL	TELEPHONE
FUT	FUTURE	TER	TERRAZZO
		T 4 G	TONGUE 4 GROOVE
GA	GALVE	TH	THRESHOLD
GAL	GALLON	THK	THICK
GALV	GALVANIZED	TOP	TOP OF FLATE
G.B.	GRAB BAR	TP	TOP OF PAVEMENT
GLB	GLULAM BEAM	TPD	TOILET PAPER DISPENSER
G.I.	GALVANIZED IRON	TRO	TREAD
GL	GLASS	T.S.	TUBULAR STEEL
GND	GROUND	T.S.B.	TOP-SET BASE
GR	GRADE	T.V.	TELEVISION
GSM	GALVANIZED SHEET METAL	TW	TOP OF WALL
G.W.B.	GYPSTUM WALLBOARD	TYF	TYPICAL
GYP	GYPSTUM	UNF	UNFINISHED
		UNO, UNON	UNLESS NOTED OTHERWISE
UR	URINAL		
H.B.	HOSE BIBBS	V.C.P.	VITRIOUS CLAY PIPE
H.C.	HOLLOW CORE	V.C.T.	VINYL COMPOSITION TILE
HD	HOLDDOWN	VERT	VERTICAL
HDWR	HARDWARE	VERT	VERTICAL
HOU	HARDWOOD	V.F.	VERTICAL GRAIN
HDR	HEADER	V.F.	VERIFY IN FIELD
HGT	HEIGHT	V.T.R.	VENT THROUGH ROOF
H.M.	HOLLOW METAL	V.W.C.	VINYL WALL COVERING
HORIZ	HORIZONTAL		
H.R.	HANDRAIL	W	WEST
HR	HOUR	W	WATER
HDG	HOT DIPPED GALVANIZED	W.C.	WATER CLOSET
HWH	HOT WATER HEATER	W.D.	WINDOW DIMENSION
		W.I.	WROUGHT IRON
IAW	IN ACCORDANCE WITH	W.M.F.	WOVEN WIRE FABRIC
ID.	INSIDE DIMENSION	W.U.D.	WINDOW
I.N.	INCH, INES	W.U.P.	WOVEN WIRE FABRIC
INSUL	INSULATION	W.U.P.	WOVEN WIRE FABRIC
INT	INTERIOR	W.U.P.	WOVEN WIRE FABRIC
INV	INVERT	W.U.P.	WOVEN WIRE FABRIC
ISA	INTERNATIONAL SYMBOL ACCESSIBILITY	W.U.P.	WOVEN WIRE FABRIC
		W.U.P.	WOVEN WIRE FABRIC
JAN	JANITOR	W.U.P.	WOVEN WIRE FABRIC
JST	JOIST	W.U.P.	WOVEN WIRE FABRIC
JT	JOINT	W.U.P.	WOVEN WIRE FABRIC
KIT	KITCHEN	W.U.P.	WOVEN WIRE FABRIC
LAB	LABORATORY	W.U.P.	WOVEN WIRE FABRIC
LAM	LAMINATED	W.U.P.	WOVEN WIRE FABRIC
LAV	LAVATORY	W.U.P.	WOVEN WIRE FABRIC
LB.	POUND(S)	W.U.P.	WOVEN WIRE FABRIC

# GIANANDRES HOUSE

## RELOCATION AND RESTORATION

### INDEX OF DRAWINGS

JOB No. 2008  
DATE 4 JUN 2020

DESCRIPTION	DATE	REV.

**harmonie**  
PARK

RELOCATE AND REMODEL EXISTING BUILDING

**GIANANDRES HOUSE**  
15011 LOS GATOS BLVD.  
LOS GATOS, CA

### CONSULTANTS

**ARCHITECTS**

**MBA**  
ARCHITECTS INC.  
1175 LINCOLN AVENUE, SAN JOSE, CALIFORNIA 95125  
PH 408/257-0268 FAX 408/257-3084

**LICENSED ARCHITECT**  
Marvin Arthur Berling  
No. C-4649  
REN.  
STATE OF CALIFORNIA

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### GENERAL

EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS WAS OBTAINED FROM FIELD NOTES. VERIFY ALL EXISTING CONDITIONS AND NOTIFY THE ARCHITECT OF ALL EXCEPTIONS BEFORE PROCEEDING WITH THE WORK.

PERFORM ALL WORK IN CONFORMANCE WITH ALL LOCAL, COUNTY, STATE AND FEDERAL CODES, LAWS AND REGULATIONS APPLICABLE TO THIS WORK. CONNECTIONS AND IMPLIED CONSTRUCTION ASSEMBLIES THAT ARE NOT SPECIFICALLY DESCRIBED OR DETAILED SHALL BE CONSTRUCTED USING STANDARD CONSTRUCTION PRACTICES IN COMPLIANCE WITH THE GOVERNING CODES AND ORDINANCES.

CONTRACTOR SHALL REPORT DISCREPANCIES IN THE DRAWINGS TO THE ARCHITECT FOR PROPER ADJUSTMENT BEFORE PROCEEDING WITH THE WORK.

CONTRACTOR SHALL CHECK AND VERIFY DIMENSIONS, ELEVATIONS AND EXISTING CONDITIONS ON THE JOB SITE BEFORE WORK BEGINS. CONTRACTOR SHALL BRING ANY ERRORS, OMISSIONS OR DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT BEFORE CONSTRUCTION BEGINS.

DIMENSIONS WRITTEN IN PLANS TAKE PRECEDENCE OVER DIMENSIONS SCALED FROM DRAWINGS IN PLANS.

WHEN DETAILS LABELED 'TYPICAL' OR 'SIMILAR' ARE GIVEN ON DRAWINGS THE CONTRACTOR SHALL APPLY THE INTENT OF THE DETAIL TO THAT SPECIFIC CONDITION.

PERFORM ANY REQUIRED DEMOLITION WITH GREAT CARE AND WITH SMALL TOOLS IN ORDER NOT TO JEOPARDIZE STRUCTURES AND EQUIPMENT REMAINING. IF STRUCTURAL MEMBERS NOT SHOWN FOR REMOVAL INTERFERE WITH THE NEW WORK, IMMEDIATELY NOTIFY THE ARCHITECT AND OBTAIN APPROVAL BEFORE REMOVAL OF THE MEMBERS.

SCHEDULE AND COORDINATE THE DEMOLITION AND NEW CONSTRUCTION PROCEDURES TO PERMIT CONTINUED OPERATION OF ALL FACILITIES REQUIRED TO REMAIN OPEN.

SAFELY SHORE THE EXISTING CONSTRUCTION TO REMAIN WHENEVER NECESSARY FOR THE NEW WORK.

### PROJECT INFORMATION

BUILDING USE	USE	SIZE HABITABLE	EXTERIOR
BASEMENT	A/B OCCUPANCY	1,785 SF.	221 SF.
FLOOR 1	OFFICE B OCCUPANCY	1,517 SF.	232.5 SF.
FLOOR 2	SINGLE RESIDENTIAL UNIT R-3	1,094 SF.	256 SF.
ACCESSOR'S PARCEL NUMBER		424-07-082	
ZONING		---	
TYPE OF CONSTRUCTION		V-B	
LOT SIZE		---	
APPLICABLE CODES:		2020 CRC 2020 CBC 2020 CEC 2020 CMC 2020 CFC 2020 CALGREEN 2020 CALIFORNIA FIRE CODE 2020 CALIFORNIA ENERGY CODE	
DESCRIPTION OF WORK:			

### LOCATION MAP





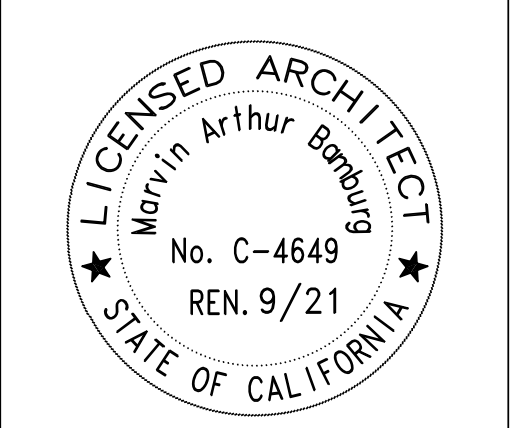
DESCRIPTION	DATE	REV.



RELOCATE AND REMODEL EXISTING BUILDING  
**GIANANDRES HOUSE**  
 15011 LOS GATOS BLVD.  
 LOS GATOS, CA

**ARCHITECTS**

**MBA**  
 MARVIN ARCHITECTS INC.  
 1175 LINCOLN AVENUE SAN JOSE CA 95128  
 PH 408/257-0266X13 FAX 408/257-3084

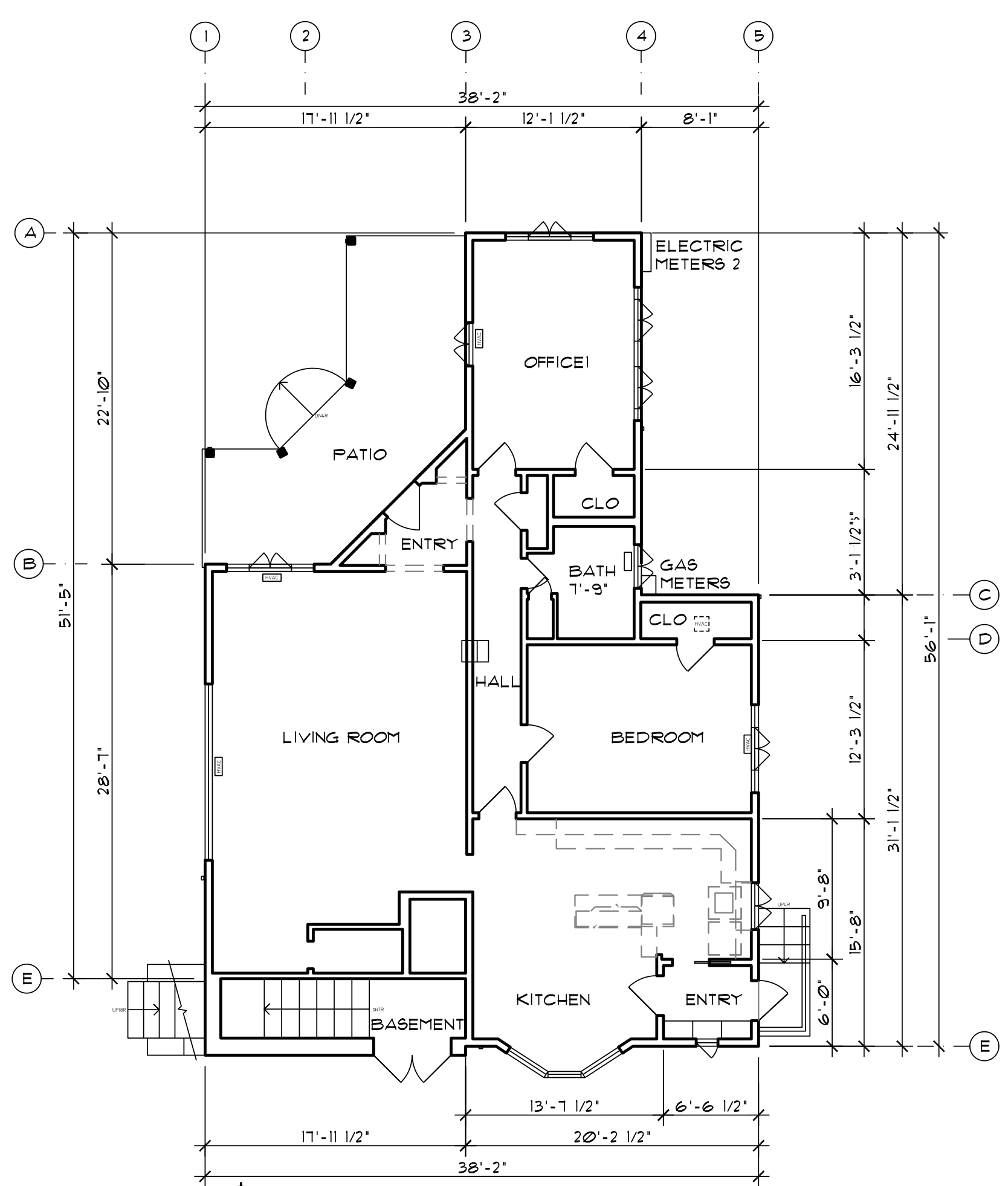


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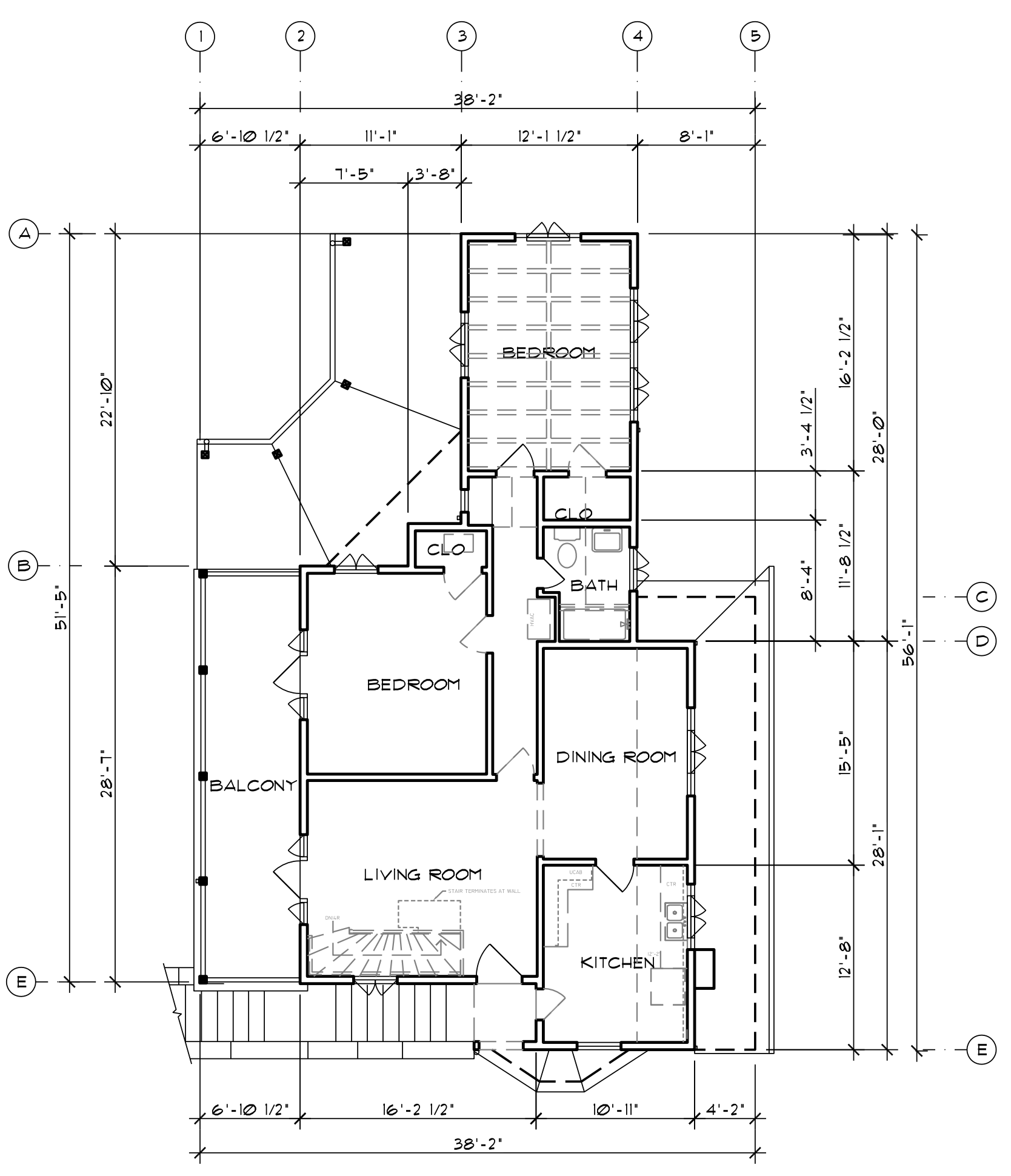
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**EXISTING FLOOR PLANS**

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 CAD FILE 2008-FF-A1  
 DRAWN BY

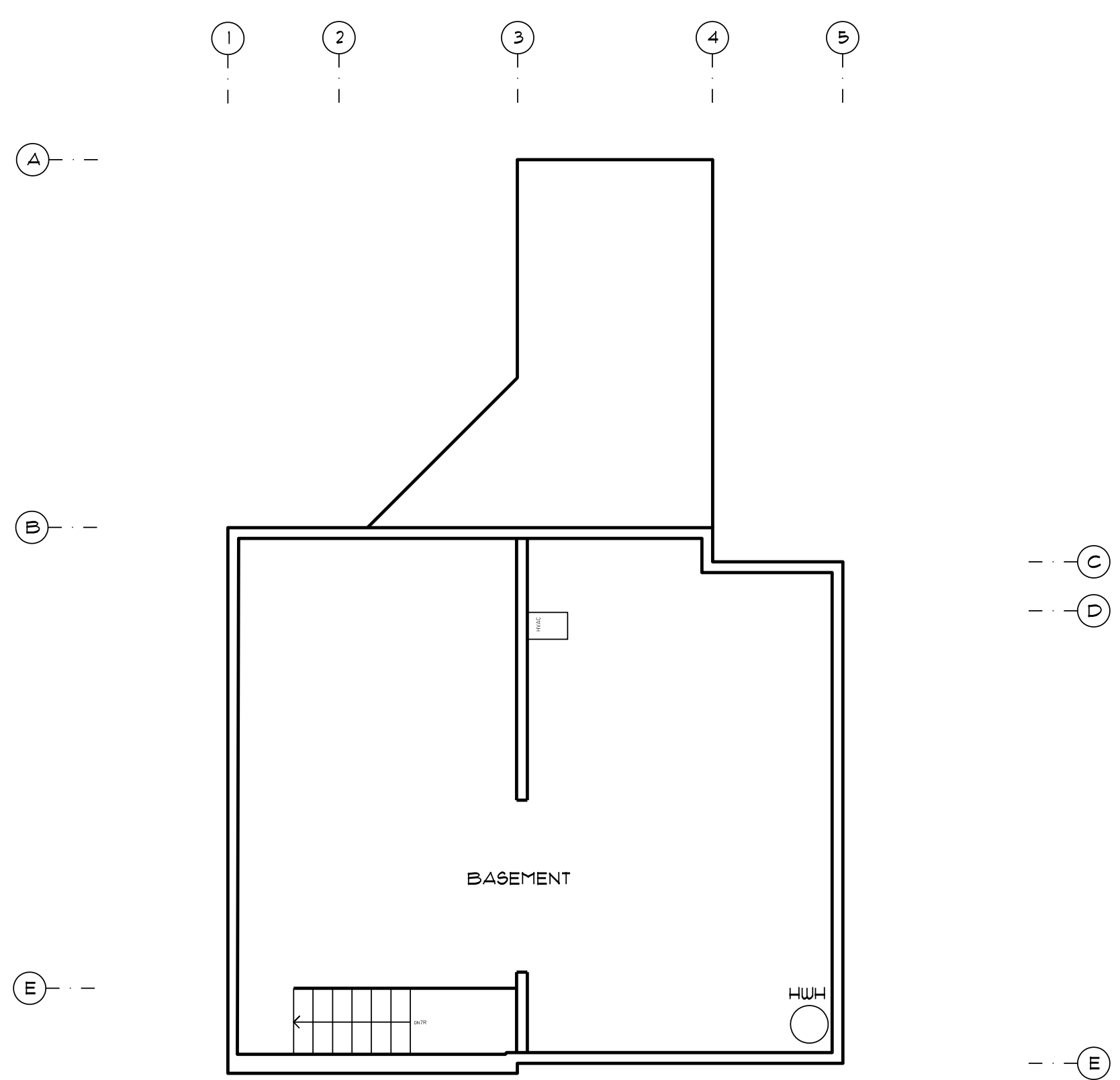
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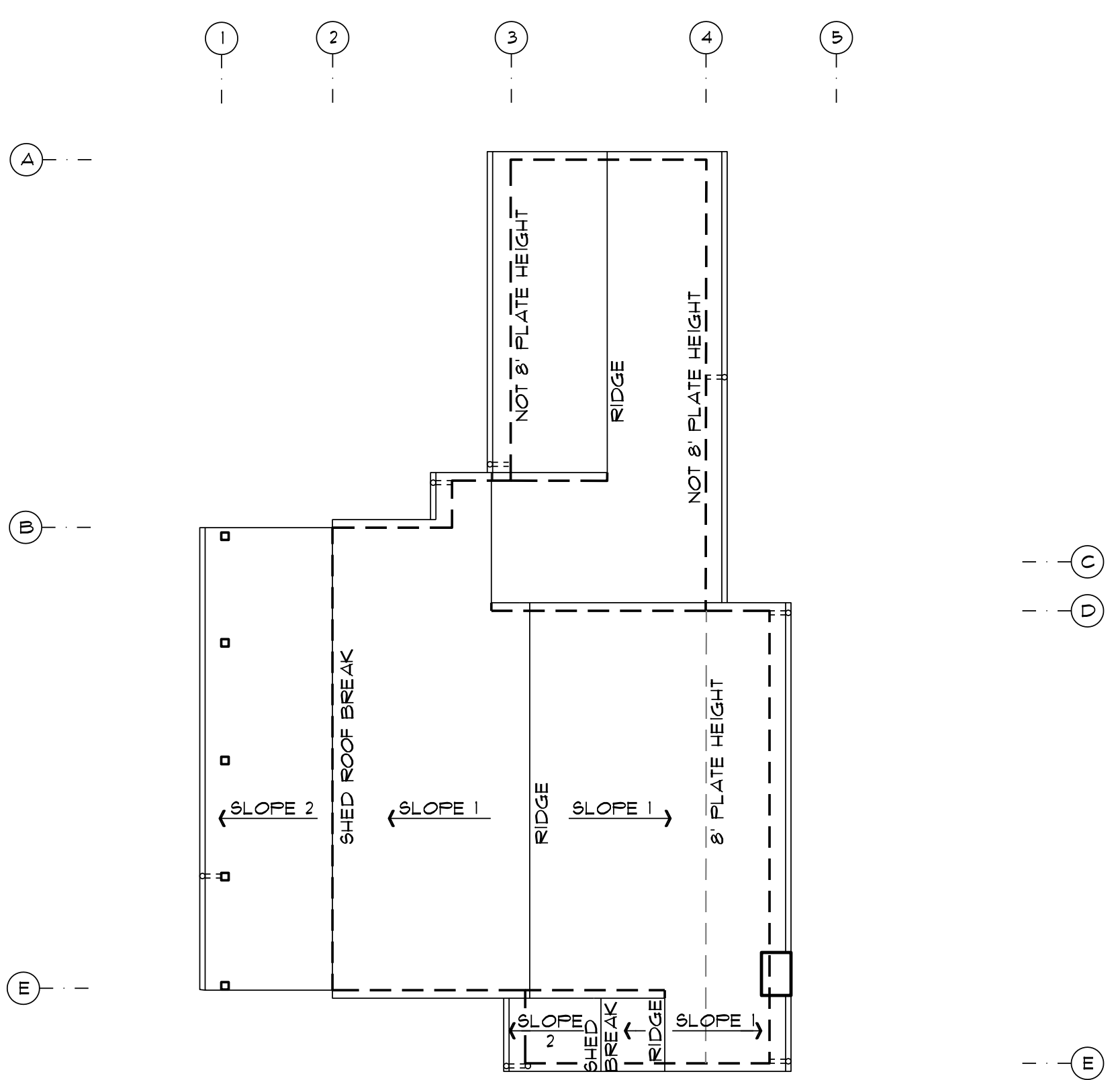
**EXISTING FLOOR 1**  
 1511 SF  
 STAIR NOT INCLUDED  
 PORCH AREA: 232.5 SF  
 SCALE: 1/8" = 1'-0"



**EXISTING FLOOR 2**  
 SCALE: 1/8" = 1'-0"  
 1094 SF  
 ENTRY SOUTH = 19 SF  
 BALCONY: 196 SF  
 DECK AT ELEV. 41 SF



**EXISTING BASEMENT**  
 SCALE: 1/8" = 1'-0"  
 1262 SF  
 STAIR NOT INCLUDED



**EXISTING ROOF PLAN**  
 SCALE: 1/8" = 1'-0"

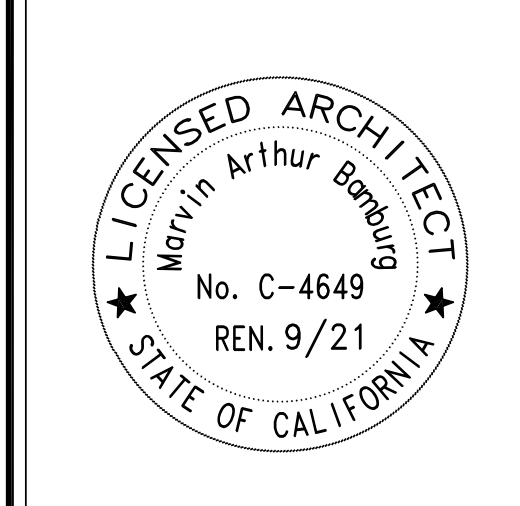


DESCRIPTION	DATE	REV.



RELOCATE AND REMODEL EXISTING BUILDING  
 GIANANDRES HOUSE  
 15011 LOS GATOS BLVD.  
 LOS GATOS, CA

ARCHITECTS  
**MBA**  
 MARVIN LAMBERG ASSOCIATES INC.  
 1176 LINCOLN AVENUE SAN JOSE CA 95125  
 PH 408.297.0288X13 FAX 408.297.0384

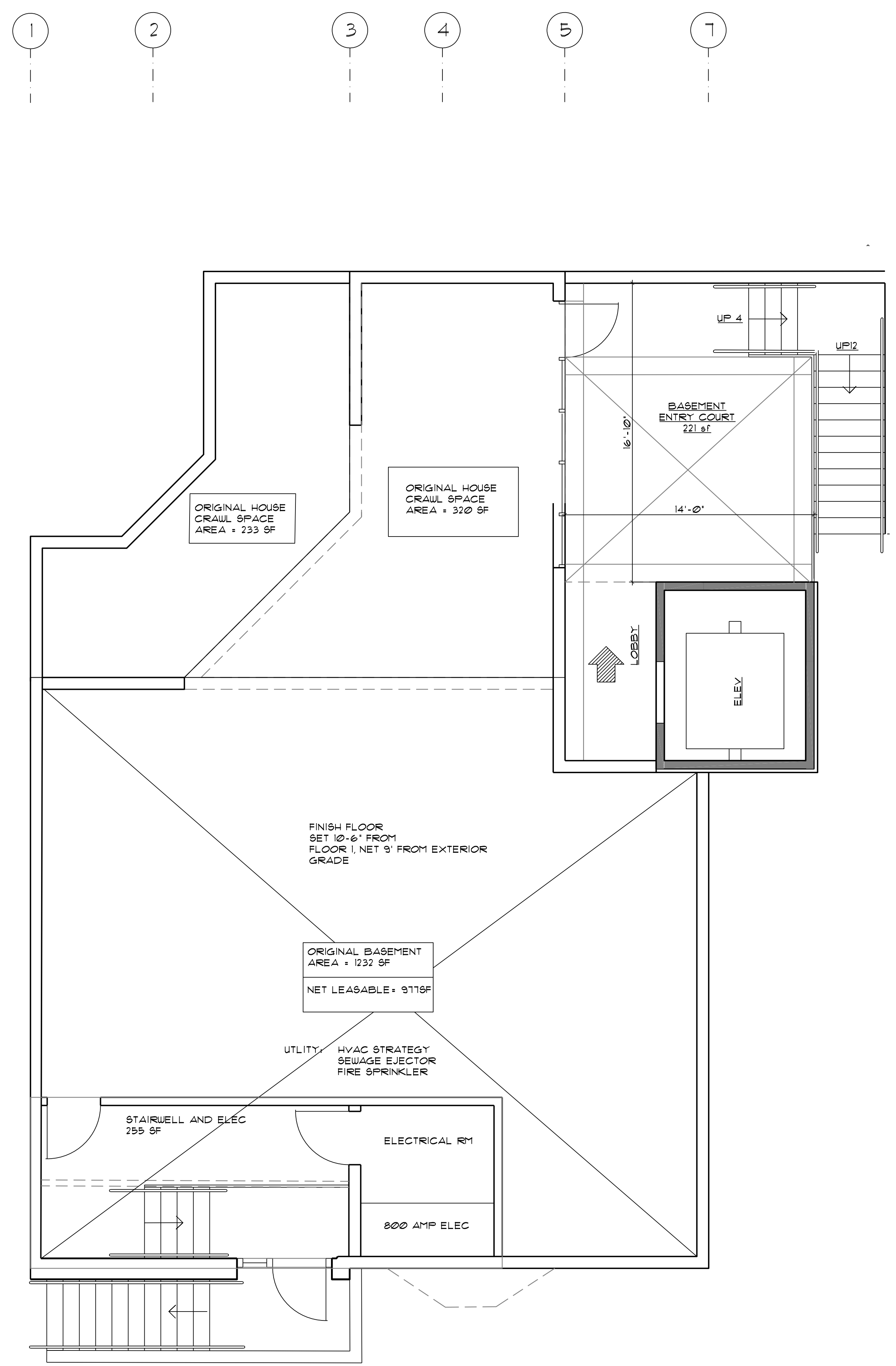


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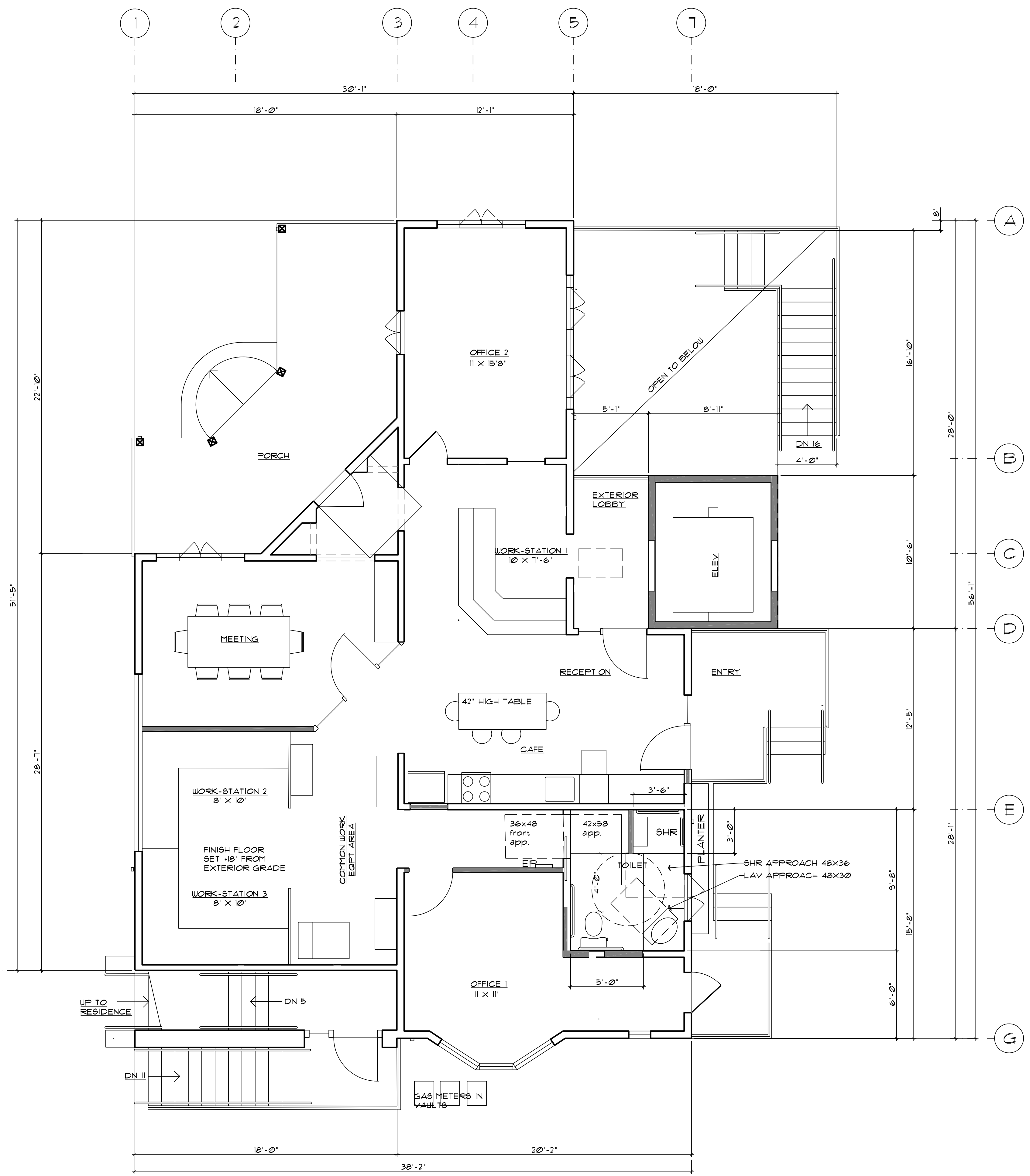
SHEET TITLE  
**FLOOR PLANS  
 BASEMENT  
 FLOOR 1**

SCALE 1/4" = 1'-0"  
 CAD FILE 208-PF-A2  
 DRAWN BY

SHEET  
**A2.1**  
 OF SHEETS



BASEMENT LEVEL - COMMERCIAL SHELL  
 1185 GROSS SF / NET LEASABLE 1530 SF  
 ELEVATOR AND EXTERIOR STAIRWELL NOT INCLUDED



COMMERCIAL LEVEL I  
 1511 SF/100 OLF + 16 OCCUPANTS TOTAL  
 ELEVATOR AND STAIR NOT INCLUDED  
 PORCH AREA: 232.5 SF

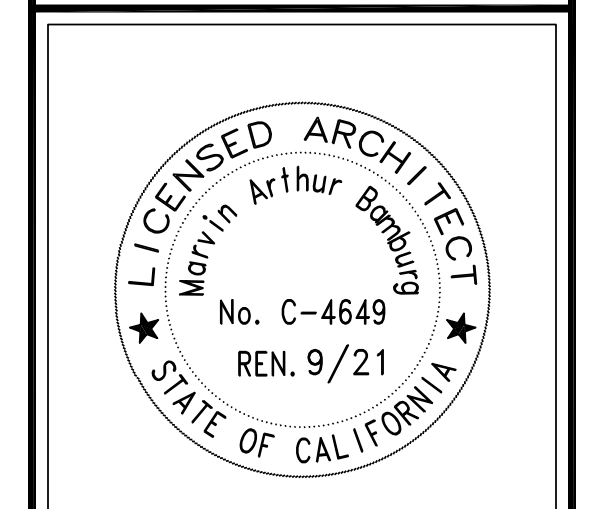
UTILITY: HVAC STRATEGY  
 FIRE SPRINKLER

DESCRIPTION	DATE	REV.



RELOCATE AND REMODEL EXISTING BUILDING  
 GIANANDRES HOUSE  
 15011 LOS GATOS BLVD.  
 LOS GATOS, CA

**MBA ARCHITECTS**  
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 MARTIN ARTHUR BATHURST  
 1176 LINCOLN AVENUE SAN JOSE CA 95125  
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 WWW.MBAARCHITECTS.COM

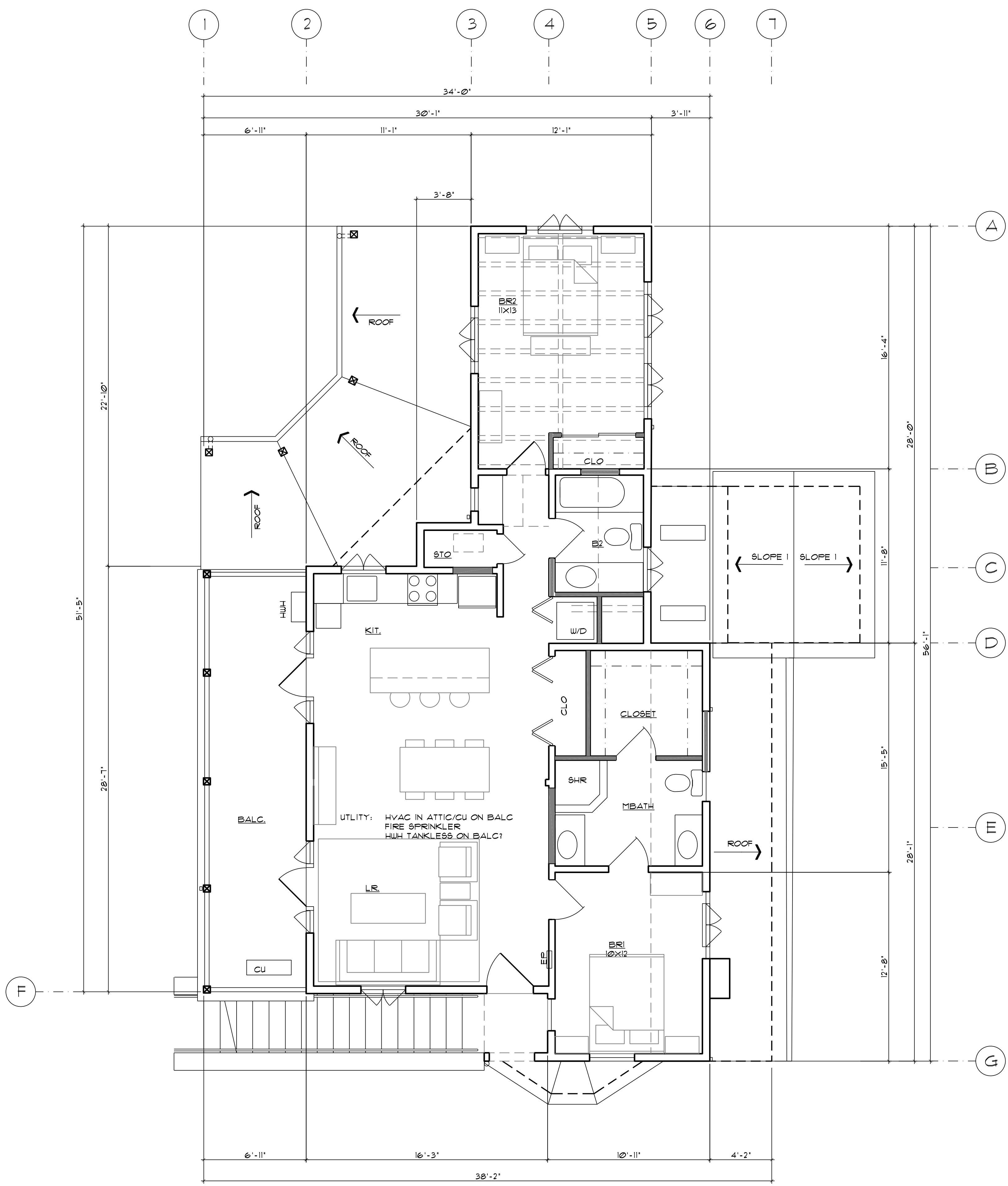


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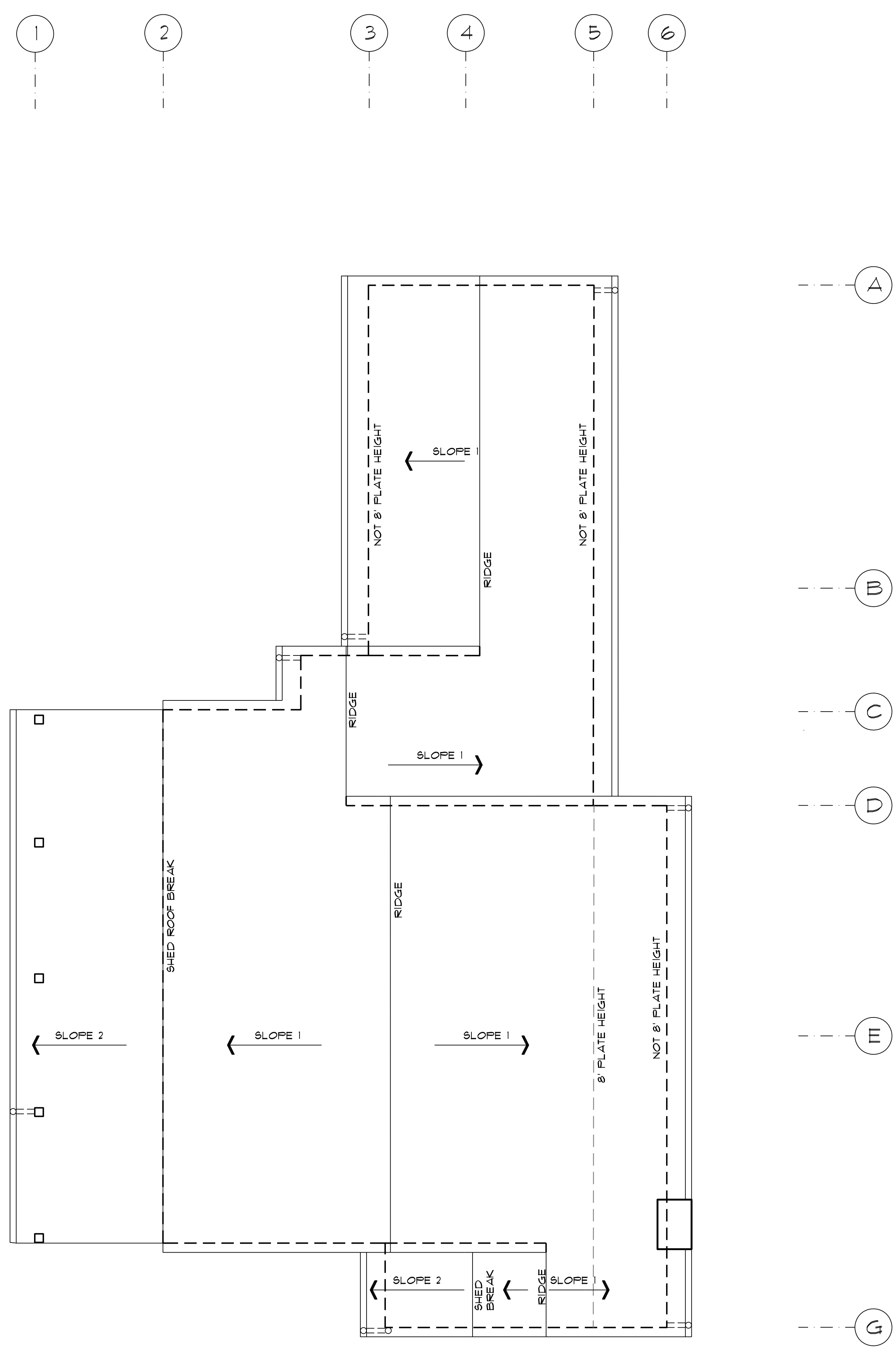
SHEET TITLE  
**FLOOR 2  
 PLAN  
 AND  
 ROOF PLAN**

SCALE 1/4" = 1'-0"  
 CAD FILE 2008-PL-A2  
 DRAWN BY

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**A2.2**  
 OF SHEETS



RESIDENTIAL LEVEL  
 1094 SF  
 ENTRY SOUTH = 19 SF  
 BALCONY: 136 SF



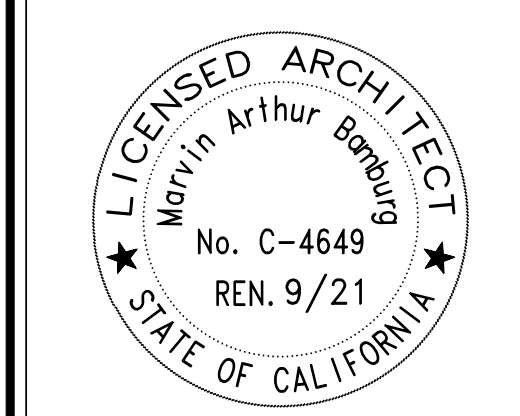
ROOF PLAN

DESCRIPTION	DATE	REV.

**harmonie**  
PARK

RELOCATE AND REMODEL EXISTING BUILDING  
GIANANDRES HOUSE  
15011 LOS GATOS BLVD.  
LOS GATOS, CA

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MARTIN ARTHUR BARBUR ASSOCIATES INC.  
1176 LINCOLN AVENUE SAN JOSE CA 95125  
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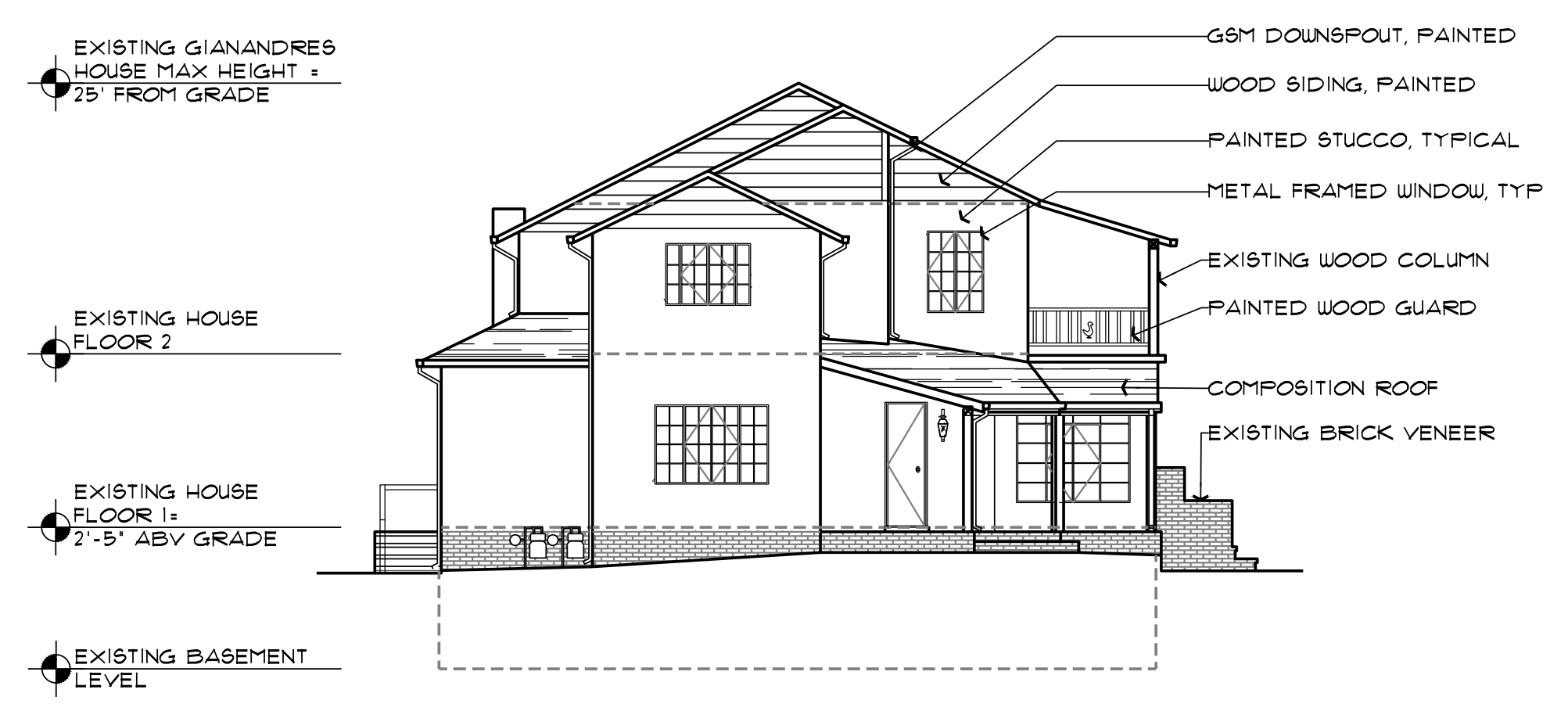
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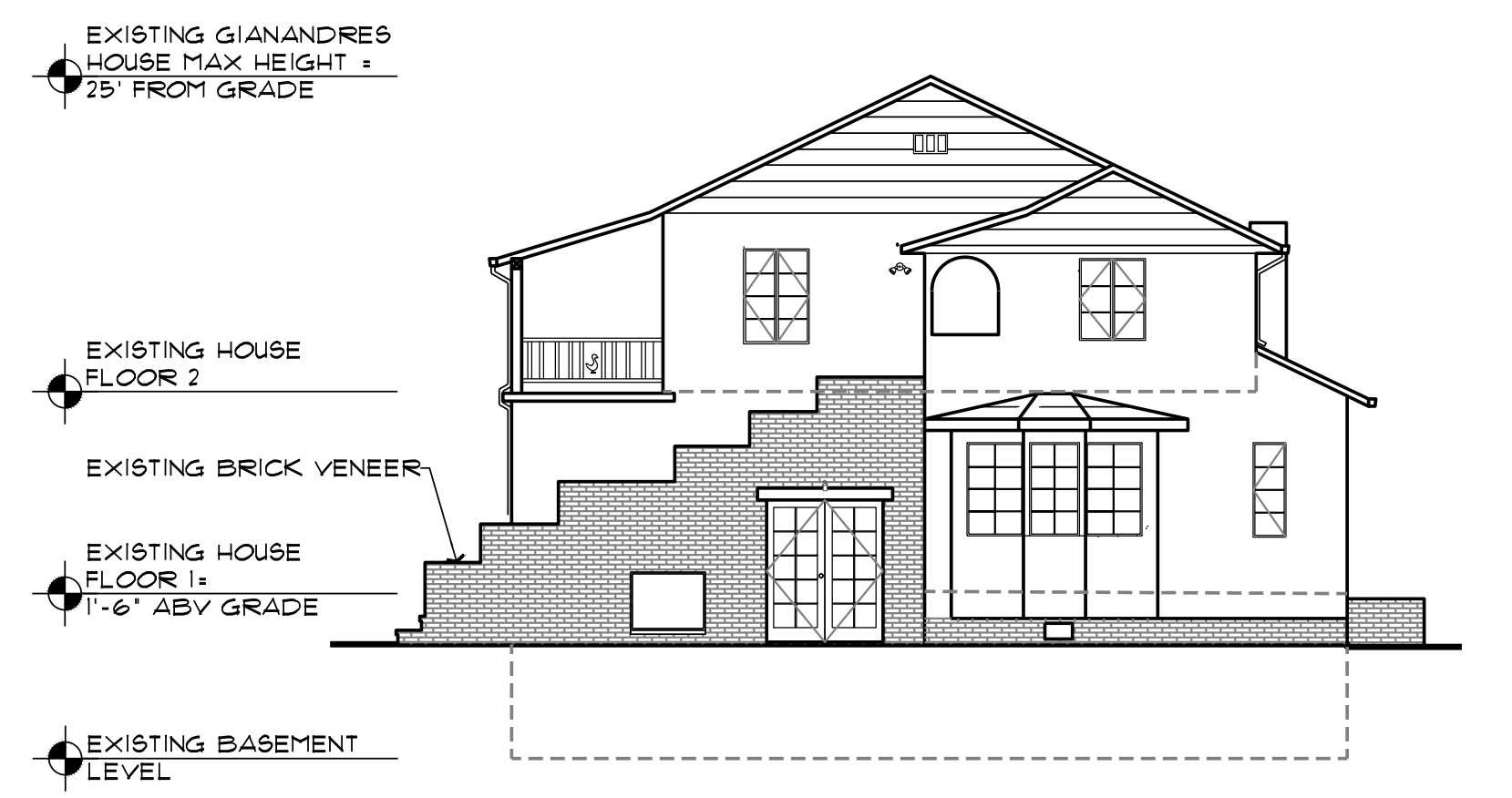
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**EXISTING EXTERIOR ELEVATIONS**

SCALE 1/4" = 1'-0"  
CAD FILE 2008-FF-A4  
DRAWN BY

SHEET  
**A4**  
OF SHEETS



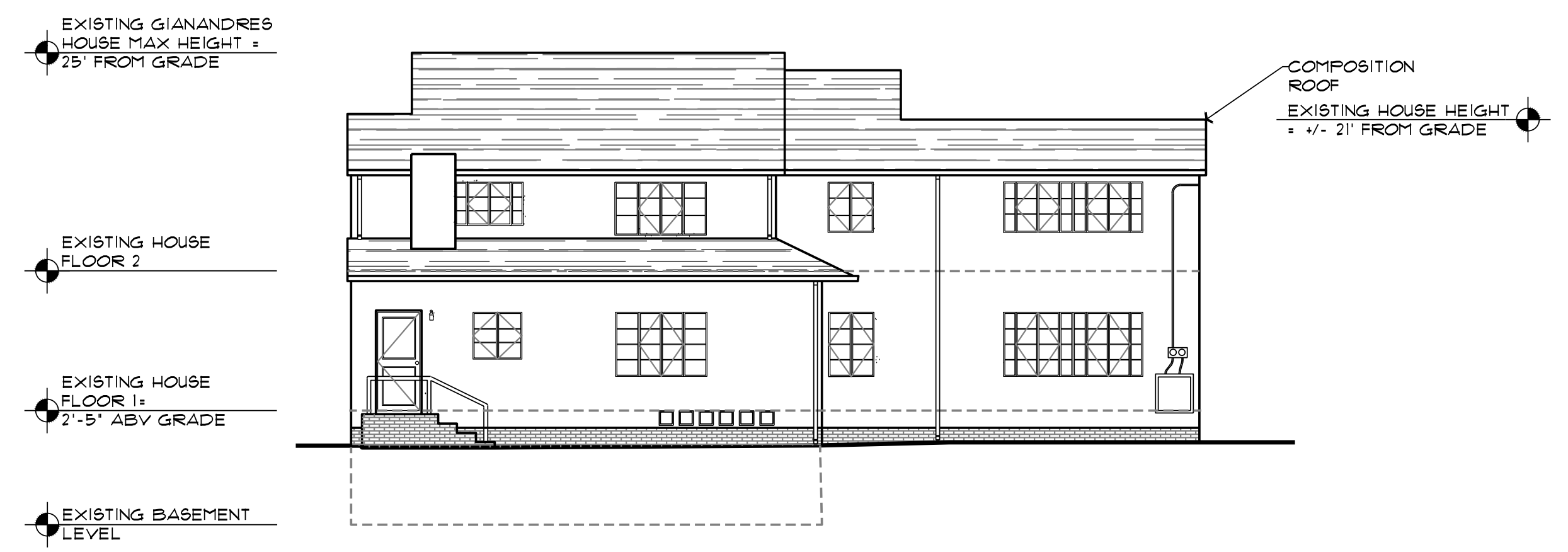
**EXISTING EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



**EXISTING WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

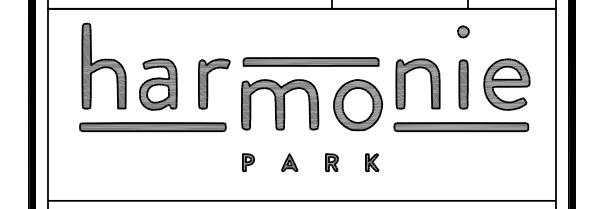


**EXISTING SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



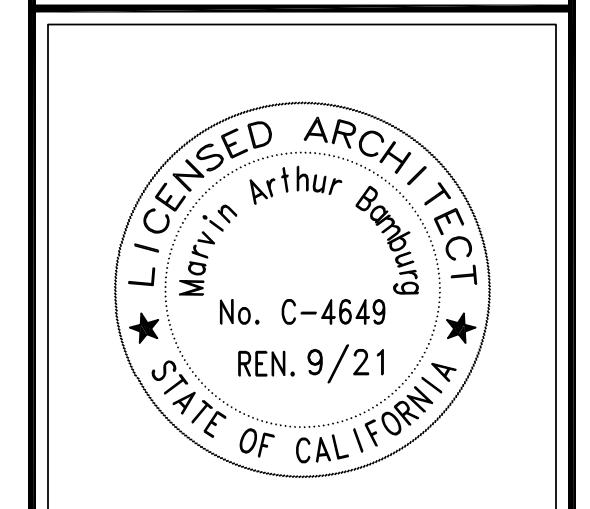
**EXISTING NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"

DESCRIPTION	DATE	REV.



RELOCATE AND REMODEL EXISTING BUILDING  
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 LOS GATOS, CA

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 1176 LINCOLN AVENUE SAN JOSE CA 95125  
 PH 408/297-0288X13 FAX 408/287-0384

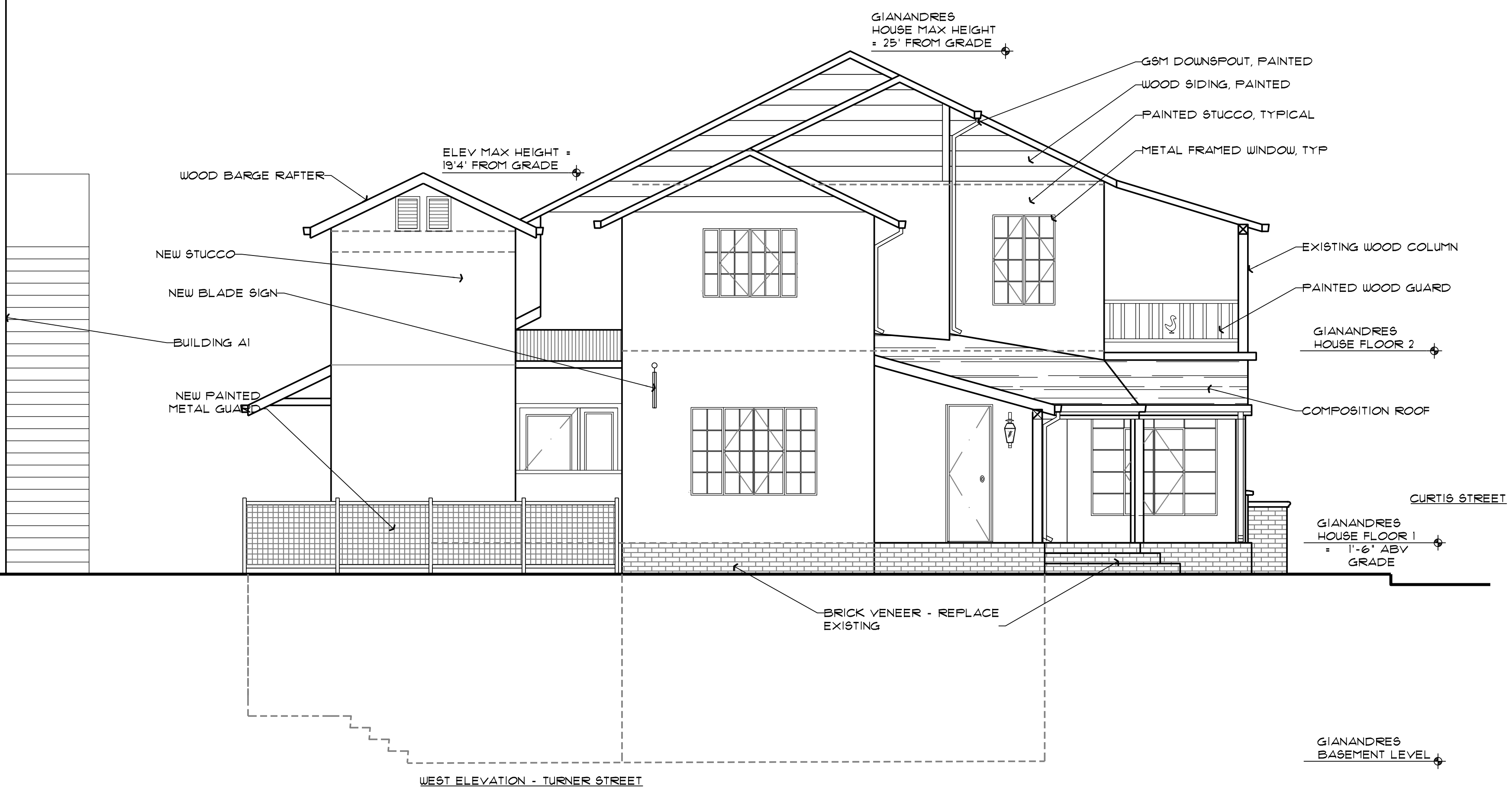


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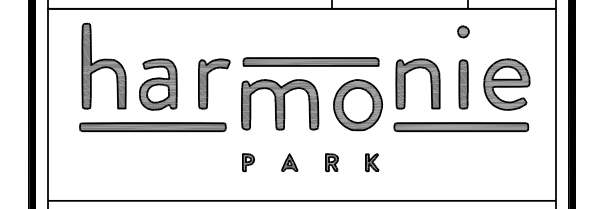
SHEET TITLE  
**WEST & SOUTH EXTERIOR ELEVATIONS**

SCALE 1/4" = 1'-0"  
 CAD FILE 2008-FF-A5  
 DRAWN BY

SHEET  
**A5.1**  
 OF SHEETS



DESCRIPTION	DATE	REV.

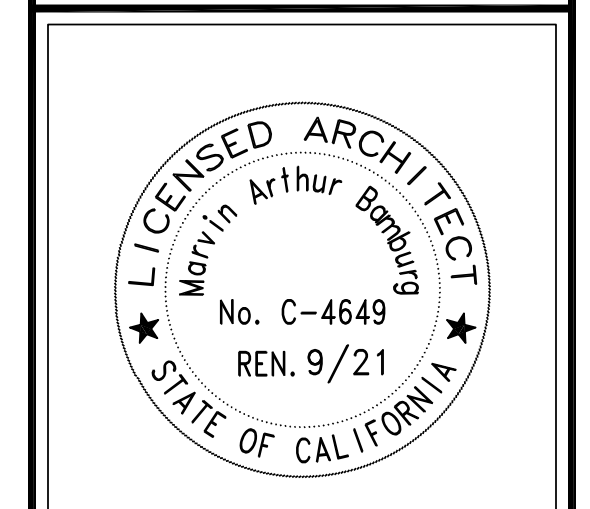


RELOCATE AND REMODEL EXISTING BUILDING

GIANANDRES HOUSE  
 15011 LOS GATOS BLVD.  
 LOS GATOS, CA

ARCHITECTS

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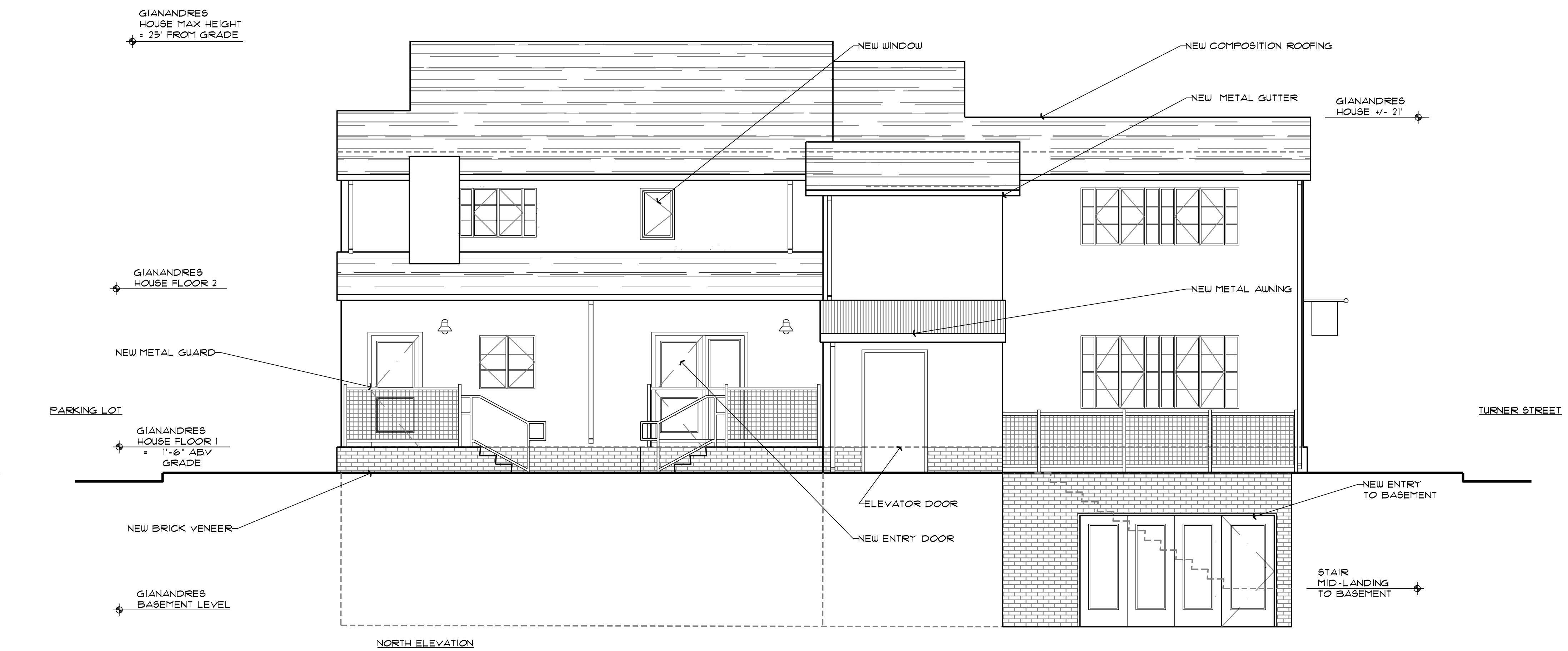
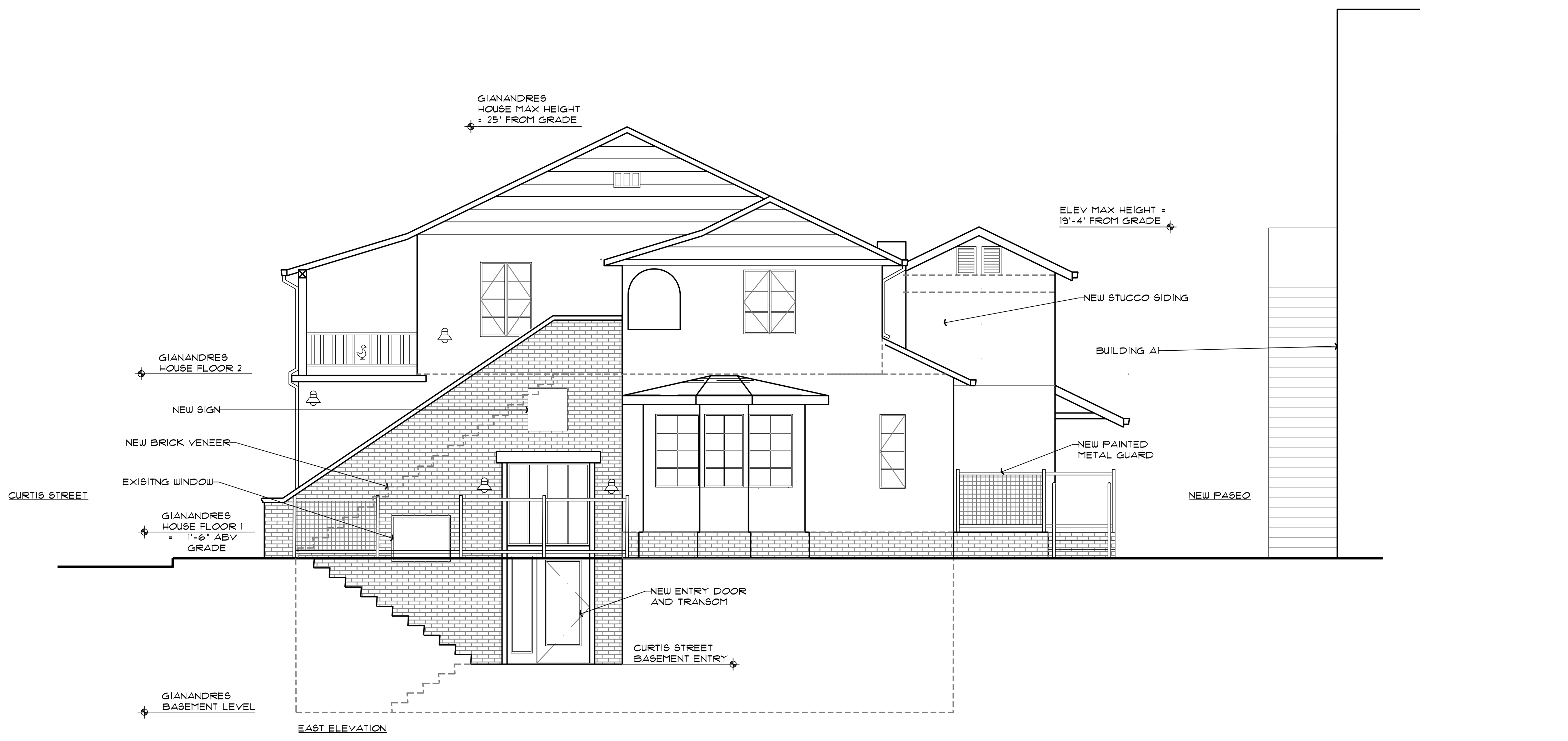
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SHEET TITLE  
**EAST & NORTH EXTERIOR ELEVATIONS**

SCALE 1/4" = 1'-0"  
 CAD FILE 2008-PL-A5  
 DRAWN BY

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**A5.2**  
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**TOWN OF LOS GATOS  
CONCEPTUAL  
DEVELOPMENT ADVISORY  
COMMITTEE REPORT**

---

**MINUTES OF THE CONCEPTUAL DEVELOPMENT ADVISORY COMMITTEE MEETING  
AUGUST 12, 2020**

The Conceptual Development Advisory Committee of the Town of Los Gatos conducted a Regular Meeting on August 12, 2020, at 4:30 p.m.

**This meeting was conducted utilizing teleconferencing and electronic means consistent with State of California Executive Order N-29-20 dated March 17, 2020, regarding the COVID-19 pandemic and was conducted via Zoom. All committee members and staff participated from remote locations and all voting was conducted via roll call vote.**

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

**ROLL CALL**

Present: Chair Mary Badame, Planning Commissioner Jeffrey Barnett, Planning Commissioner Melanie Hanssen, Council Member Rob Rennie, and Council Member Marico Sayoc  
Absent: None.

**VERBAL COMMUNICATIONS**

- None.

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

1. Approval of Minutes – February 12, 2020
2. Approval of Minutes – June 10, 2020

**MOTION:**                   **Motion by Committee Member Marico Sayoc to approve the consent item. Seconded by Committee Member Jeffrey Barnett.**

**VOTE:**                     **Motion passed unanimously.**

**PUBLIC HEARINGS**

3. 14919 Los Gatos Boulevard  
Conceptual Development Advisory Committee Application CD-20-003

Requesting preliminary review for relocation an existing pre-1941 single-family residence on property zoned North 40 Specific Plan to a property in the approved first phase of the North Forty Specific Plan. APNs 424-07-081 and 424-07-056.

PROPERTY OWNER: Yuki Family Farms c/o Edward Morimoto

APPLICANT: Don Capobres

PROJECT PLANNER: Jocelyn Shoopman

Jocelyn Shoopman, Associate Planner, presented the staff report.

Applicant presented the proposed project.

Opened and closed Public Comment.

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

- What type of use is anticipated as being viable for the below grade retail space?
- How will the below grade retail space be visible to customers?
- Is the loss of parking consistent with the Specific Plan?
- Will the additional commercial square footage be consistent with the Specific Plan and future commercial square footage in Phase II?
- Concerns about how the proposal will be compatible with the adjacent buildings in terms of scale and architecture.
- Committee members appreciated the applicant's request to preserve and repurpose the existing single-family home to maintain the heritage of the property.
- The historic detail of the single-family home should be preserved with review by the Historic Preservation Committee.
- Staff should work with the applicant to make sure that parking and side setback reduction is in compliance with the Specific Plan and visually fits the site.
- The downstairs retail has the possibility to provide a good placemaking space without resulting in significant exterior modifications to the building besides an elevator.

## **OTHER BUSINESS**

- None.

## **ADJOURNMENT**

The meeting adjourned at 5:12 p.m.



PAGE 3 OF 3

MINUTES OF CONCEPTUAL DEVELOPMENT ADVISORY COMMITTEE MEETING OF AUGUST  
12, 2020

This is to certify that the foregoing is a true  
and correct copy of the minutes of the  
August 12, 2020 meeting as approved by the  
Conceptual Development Advisory Committee.

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/s/Sally Zarnowitz, Planning Manager

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**TOWN OF LOS GATOS  
HISTORIC PRESERVATION  
COMMITTEE REPORT**

MEETING DATE: 12/16/2020

ITEM NO: 5

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**DATE:** December 8, 2020  
**TO:** Historic Preservation Committee  
**FROM:** Joel Paulson, Community Development Director  
**SUBJECT:** Requesting Approval for a Modification to an Existing Architecture and Site Application (S-13-090) and Subdivision Application (M-13-014) to Relocate an Identified Historic Residence, Including the Addition of Below Grade Square Footage and the Reduction of One Housing Unit on Property Zoned North Forty Specific Plan. APN 424-56-019. Property Owner: Yuki Family c/o Edward Morimoto. Applicant: Don Capobres. Project Planner: Jocelyn Shoopman

**RECOMMENDATION:**

Forward a recommendation to the Director on a request for relocation, construction of exterior alterations, and an addition to an identified historic residence on property zoned North Forty Specific Plan located at 15011 Los Gatos Boulevard.

**PROPERTY DETAILS:**

1. Date primary structure was built: 1925 per the North Forty Specific Plan Historic Resources Technical Report
2. Town of Los Gatos Preliminary Rating: Appears Eligible for the National Register
3. Does property have an LHP Overlay? No
4. Is structure in a historic district? N/A
5. If yes, is it a contributor? N/A
6. Findings required? No
7. Considerations required? Yes

**BACKGROUND:**

The Gianadrea home was identified and studied as part of the North Forty Specific Plan Historic Resources Technical Report prepared by historic preservation consultants Carey & Co., Inc. for the North Forty Specific Plan Environmental Impact Report (Attachment 3). The building was found eligible for listing in the National Register of Historic Places as a contributing structure to

**PREPARED BY:** JOCELYN SHOOPMAN  
Associate Planner

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BACKGROUND (continued):

a potential historic district under Criterion A for association with events, but it was not found individually eligible under any criteria. Overriding considerations were made to allow for the proposed demolition of the identified historic residence as part of the North Forty Specific Plan.

The proposal includes relocating the residence currently located at 14919 Los Gatos Boulevard to a parcel in Phase I of the North Forty project area. The development plans for Phase I of the North Forty Specific Plan included the approval of a two-story mixed-use building located within the Transition District. The applicant has submitted an application for a modification to an Architecture and Site application and Subdivision application to relocate the residence from property in the Northern District of the North Forty Specific Plan area to a property in the approved Phase I of the North Forty Specific Plan. The relocated residence will also include exterior alterations, an addition, and additional below grade square footage.

DISCUSSION:

The applicant proposes to relocate the existing Gianadrea home located at 14919 Los Gatos Boulevard to a parcel located at 15011 Los Gatos Boulevard.

According to the Technical Report, "this house was part of the early development of the North Forty property when it was subdivided into smaller parcels that were developed into family orchards. The residence appears to have been constructed by early Italian farming family, yet none of the family names determined to be related to the property appear to be significant within the Los Gatos region. Constructed in 1925, the house does not appear to be a significant example of an architectural type. The house represents an example of the Monterey style with characteristics such as the stucco cladding, the second-story balcony and gable roof. However, the building does not appear to be an outstanding example of its type, nor is it the work of a master. Lastly, the residence does not appear to possess the potential to yield information important to the prehistory or history of the local area, state, or the nation. The building retains a fair level of integrity, with a compatible addition having been constructed at the northern end and the installation of some aluminum awnings on the west side" (Attachment 3).

The applicant provided a supplemental report in response to the construction date of the home as identified in the North Forty Specific Plan Historic Resources Technical Report. The supplemental report identifies the construction date as 1943 based on aerial photographs taken between 1939 and 1948 and conversations with the current property owner (Attachment 4).

The applicant proposes to replace the approved two-story mixed-use building with the relocated existing single-family residence. As part of the relocation of the existing wood framed home, the existing masonry stair, masonry porch, and in-ground basement are not proposed to

DISCUSSION (continued):

be relocated. The applicant is proposing to convert the single-family residence into a mixed use building with an office use on the first floor, a residential use on the second floor, an addition of 147 square feet for an elevator and open-air courtyard, and an addition of 1,530 square feet for a new below grade space for a retail use (Attachment 1).

The question before the HPC is whether the proposed alterations are appropriate for the preservation of the exterior architectural features of the building. Proposed exterior alterations to the existing elevations (Sheet A4, Attachment 7) include:

- Proposed West Elevation – Turner Street (Sheet A5.1, Attachment 7):
  - Replacement of all existing exterior steel windows with new fiberglass windows;
  - Replacement of the existing second floor wood balcony railing with new Building Code compliant wood railing with the decorative cut out shape of a bird mimicked;
  - Replacement of the existing masonry porch with a new front porch of wood or metal framing with a brick paver deck to keep the look and feel of the real brick veneer while using modern conventional building methodology; and
  - An addition of a 147-square foot elevator and open-air courtyard for the new below grade retail use.
  
- Proposed South Elevation – Curtis Street (Sheet A5.1, Attachment 7):
  - Replacement of all existing exterior steel windows with new fiberglass windows;
  - Replacement of the existing second floor wood balcony railing with new Building Code compliant wood railing with the decorative cut out shape of a bird mimicked; and
  - Replacement of the existing brick veneer stair well with a new brick veneer stairwell and a precast concrete wall cap.
  
- Proposed East Elevation (Sheet A5.2, Attachment 7):
  - Replacement of all existing exterior steel windows with new fiberglass windows.
  
- Proposed North Elevation (Sheet A5.2, Attachment 7):
  - Replacement of all existing exterior steel windows with new fiberglass windows;
  - Replacement of an existing first floor window with a new entry door and elevator door; and
  - Replacement of an existing second floor window with a new smaller window.

DISCUSSION (continued):

The existing stucco and wood siding are proposed to remain and be replaced in kind where necessary as part of the relocation and addition (Sheet A5.1, Attachment 7). Lastly, the applicant is proposing to replace the existing composition shingle roof in kind with a new composition shingle roof (Sheet A4, Attachment 7).

CONCLUSION:

Should the Committee find merit in the request, it should make the following considerations and make a recommendation of approval to the Community Development Director.

A. Considerations

**Sec. 29.80.290. Standards for review.**

In evaluating applications, the deciding body shall consider the architectural style, design, arrangement, texture, materials and color, and any other pertinent factors. Applications shall not be granted unless:

For pre-1941 structures, the proposed work will neither adversely affect the exterior architectural characteristics or other features of the property which is the subject of the application.

- B. North Forty Specific Plan – Policy DG7 of Section 3.1, Architectural and Site Character Goals and Policies offers recommendations for the Historic Preservation Committee to work with applicants on their individual applications to determine how the agrarian feel of the Specific Plan Area is integrated into the development (Attachment 5).

ATTACHMENTS:

1. Project Description
2. Letter of Justification
3. State of California DPR forms, North Forty Specific Plan EIR, dated November 21, 2011
4. Applicant Memorandum Responding to the Age of the Structure, dated December 9, 2019
5. Policy DG7 of Section 3.1, Architectural and Site Character Goals and Policies, North Forty Specific Plan
6. Approved Site Plan
7. Development Plans

### Gianandres House Move Project Description

The proposed project is to move an existing two-story single family residential building from its current location at 14919 Los Gatos Boulevard ("Gianandres House") to the southwest portion of APN 424-56-019 which is commonly referred to as Buildings A1 West/live-work in the approved first phase of development in the North 40 Specific Plan Area ("Relocation Site"). The existing location and Relocation Site are shown on an aerial map of the North 40 in [Exhibit A](#).

The Gianandres House was constructed by the Gianandres family sometime within a few years prior to the Yuki family acquiring land in 1945. It was never occupied until the Yuki's purchased it. While the individual building does not hold any official historical significance<sup>1</sup> and there are no specific requirements for it under the North 40 Specific Plan, the Yuki Family is interested in preserving it. Recent images of the House are included in [Exhibit B](#).

Harmonie Park Development is developing the retail portion of the approved first phase of the North 40 and, working with the Yuki Family, identified and performed preliminary due diligence on the Relocation Site which is also owned by the Yuki Family. We believe relocating the Gianandres House to this location will: 1) help with the our efforts with place-making and creating an authentic feel for the new development; 2) provide a nice transition from the residential Lark District to the mixed-use Transition District, and 3) celebrate the Family's multi-generational presence in Los Gatos.

The relocated house will be used as the office for Yuki family business on the ground floor and will remain as residential use on the second floor. This is consistent with the mixed-use nature of the buildings that were approved in Phase 1 for A1 West.

The impact of the project to the existing approved entitlements for the live/work units, is as follows:

- In addition to modern updates for efficiency and safety, the house's original 2,370 square feet will be updated to include 1,517 sf for the Yuki family's business office on the ground floor, and a 1,094 square foot second floor which will remain a residential apartment. At its existing location, the house features a 1,584 square foot basement that once housed a speakeasy bar. The ceiling heights of the basement will be raised in the new location to allow for a modern retail space offering 1,530 net leasable square feet—perhaps, a speakeasy bar will find its way back. In the new location, the total useable space will be 4,141 square feet for a net increase of 1,771 square feet;
- Eleven parking spaces would be lost in the Building A1 surface lot, but the overall project would still maintain excess parking spaces versus what is required;
- The building setback from Turner St. will need to be reduced from 12' to 10' with a 6" roof overhang. The North 40 Specific Plan requires a 10' setback;
- Total open space would increase by 626 square feet; and
- Building height would be lower. It is 33'-7" from finished grade in the approved plans. The Gianandres House is 26'-2" from finished grade (final height dependent upon final foundation design).

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<sup>1</sup> According to the North 40 Specific Plan Historic Resources Technical Report, by Carey & Co., Inc., dated November 12, 2013, the does not appear to be individually eligible under the NRHP/CRHR Criteria B/2, C3 or d/4" and "(c)onstructed c. 1925, the es not appear to be a significant example of an architectural type."

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# Exhibit A - Context



OVERALL SITE PLAN - PHASE I & II



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**EXHIBIT B – RECENT PHOTOGRAPHS OF GIANANDRES HOUSE**



*Figure 1 West Elevation*



*Figure 2 South Elevation*





Figure 3 - East Elevation



Figure 4 North Elevation



December 3, 2020

Ms. Jocelyn Shoopman  
Associate Planner  
Town of Los Gatos Planning Department  
110 E. Main St.  
Los Gatos, California 95031

Re: Letter of Justification – Move of Gianandrea House Relocation and Rehabilitation

Dear Ms. Shoopman:

We are pleased to submit our application for Review by the Historic Preservation Committee for the move of the Gianandrea House which is currently located at 14919 Los Gatos Boulevard. Harmonie Park Development is developing the retail portion of the approved first phase of the North 40 which we now call The Junction and, working with the Yuki Family, identified and performed due diligence on the site to which the Gianandrea House is proposed to be relocated. We believe relocating the Gianandrea House to this location will: 1) help with our efforts with place-making and creating an authentic feel for The Junction; 2) provide a nice transition from the residential Lark District to the mixed-use Transition District in the North 40 Specific Plan area, and 3) celebrate the Family's multi-generational presence in Los Gatos.

As summarized in our Project Description, the impacts of the relocation will include a loss of an estimated 11 parking spaces to the larger retail project and some minor reductions in building setbacks. We feel these changes are outweighed by the positive attributes of the project. These include preserving (without any legal requirement) a piece of the North 40 history; using an actual structure on the North 40 to create an authentic sense of place in an otherwise new development, and maintaining the Town's vision for a live-work use in the Transition District of the North 40.

We look forward to being able to move this project forward.

Sincerely,

A handwritten signature in blue ink that reads "A. Don Capobres".

A. Don Capobres

cc: Edward Morimoto, Yuki Family Farms

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State of California — The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
 HRI #  
 Trinomial  
 NRHP Status Code

Other Listings  
 Review Code

Reviewer

Date

Page 1 of 8

\*Resource Name or #: 14919 Los Gatos Blvd.

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: Santa Clara

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Los Gatos Date: 2012 T 8 S ; R 1W ; ¼ of ¼ of Sec ; M.D. B.M.  
 c. Address: 14919 Los Gatos Blvd. City: Los Gatos Zip: 95032  
 d. UTM: Zone: 10 ; mE/ mN (G.P.S.)  
 e. Other Locational Data: APN 424-07-082 Elevation:

**\*P3a. Description:**

The single family residence at 14919 Los Gatos Blvd. (formerly known as 14919 South Bascom Ave.) stands centrally located within the northern section of a large walnut orchard. Two additional residences are located to west and another stands to the northwest. Several other agricultural and residential buildings are located nearby. The house stands on a flat site with a landscaped front (eastern) patio enclosed with a low brick wall.

The residence was most likely the original farmhouse on the orchard constructed c.1920 and appears to be in the Monterey, or vernacular Mission, architectural style. The two-story building is L-shaped in plan with a covered second story balcony featuring a wood railing on the east side. Textured stucco clads the building in conjunction with wide horizontal board at the gable eaves. An asphalt shingle clad gable roof covers the building and multi-lite steel casement windows in a variety of sizes punctuate the exterior walls. The main entrance at the southeast corner features a raised brick porch covered by an extensive shed roof. Two aluminum awnings cover both a window and a door at the ground floor of the rear, west façade. In 1973, a compatible 230 square-foot addition was constructed at the northern end of the building which features a brick wall and stair to a second story entry.

A two-car garage stands just to the southwest and is access by an asphalt drive that runs along the back of the house. The single-story building is clad in textured stucco and maintains a gable roof clad in asphalt shingle on the north and corrugated metal on the south. A flat roof open carport with a wood frame structure is attached to the south side of the garage. Finally, a modern roll-up garage door occupies the large opening in the north façade.

\*P3b. Resource Attributes: Single Family Property, HP2; Ancillary Building, HP4 (Garage)

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)



P5b. Description of Photo:  
 Looking northwest toward the southeast corner, January 24, 2013

\*P6. Date Constructed/Age and Sources:  Historic

Prehistoric  Both

c. 1920; Addition 1973

\*P7. Owner and Address:

Yuki Family  
 PO Box 567  
 Los Gatos, CA 95032

\*P8. Recorded by:

Kimberly Butt, AIA for  
 Carey & Co., Inc.  
 460 Bush St., San Francisco, 94801

\*P9. Date Recorded:

May 2012

\*P10. Survey Type: Intensive

\*P11. Report Citation: none

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

DPR 523A (1/95)

\*Required information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # 14919 Los Gatos Blvd.

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence

B4. Present Use: Single-family residence

\*B5. Architectural Style: Monterey

\*B6. Construction History:

Constructed c.1920, with an addition in 1973

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features: The residence stands within a walnut orchard and several other structures are located on the property including agricultural outbuildings and residences.

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Santa Clara Valley Horticulture

Area: Northern Los Gatos

Period of Significance: 1910-1925

Property Type: Single-family residence

Applicable Criteria: A/1

The property on which the residence at 14919 Los Gatos Boulevard is located was once part of Mexican-era Rancho Rinconada de Los Gatos. The rancho was established by an 1840 grant made by Governor Juan Alvarado to Jose Maria Hernandez and Sebastian Fabian Peralta. The 6,631-acre land grant included the present-day cities of Los Gatos, Monte Sereno, and portions of Campbell. Its major feature was Los Gatos Creek, which ran through the center of the property.

See continuation sheet.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

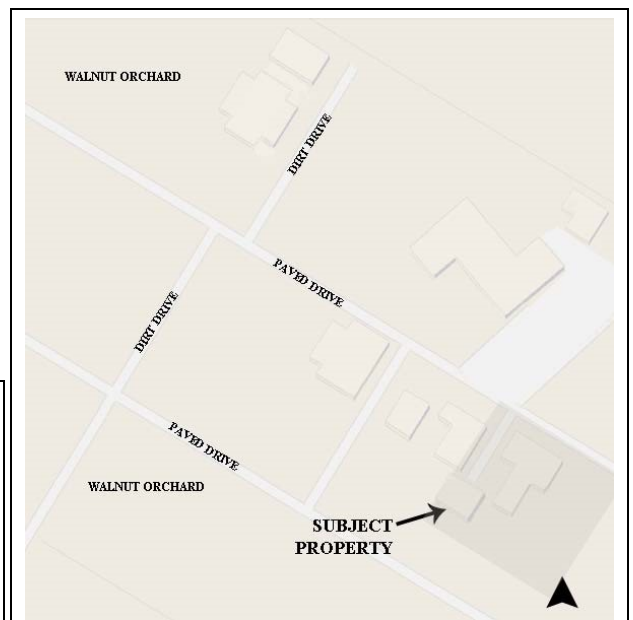
See continuation sheet

B13. Remarks:

\*B14. Evaluator: Kimberly Butt, AIA for Carey & Co., Inc.

\*Date of Evaluation: May 2013

(This space reserved for official comments.)



\*Required information

**B10. Significance: (Continued)**

By 1876, the land which included the subject property was listed as being owned by Robert Walker on a Thompson & West map. Robert Walker, a native of Canada, purchased property and moved to Los Gatos in 1871. Walker married Eliza Jane Parr, whose father owned 3,000 acres of land on both sides of the Los Gatos Creek. Robert and Eliza had three children, Leslie, Myrtle, and Vivian, between whom they subdivided much of their land holdings following Eliza's death in 1893. Leslie Walker's 54 acre parcel was located directly north of the Walker Tract Subdivision and south of Myrtle Walker Johnson's 55 acre parcel.<sup>1</sup> The subject parcel appears to have been within Leslie Walker's former land holdings along Los Gatos Boulevard.

Los Gatos Boulevard was known as San Jose-Los Gatos Road from the late 1880s through to around 1950. This name derived simply because the road connected San Jose to Los Gatos. Around 1950 the road name was changed to South Bascom Avenue. By the early 1970s the road name was changed again to Los Gatos Boulevard. As the road continues north into the San Jose city limits and past Highway 85 the name remains South Bascom Avenue.

Prior to World War II several families were listed as owning property that was formerly part of Leslie Walker's landholdings, also known as Lot D of the Walker Partition and many of those families were listed as living on or running farms in the 1930 and 1940 censuses. Post World War II, Takeo Yuki relocated his family from Salinas to Los Gatos and began purchasing properties within the Walker Tract and the Walker Partition.

The first recorded deed documenting the Yuki family's purchase of property in the Los Gatos area was in July 1945. Takeo Yuki purchased two parcels of land from Victor and Rose Gianandrea on San Jose-Los Gatos Road. In the 1940 census Victor Gianandrea is listed as an Italian living on and operating a farm. Over the next decade the Yuki family quickly purchased much of the surrounding property that had previously been part of the Walker Subdivision and Leslie Walker's land. The family also purchased a significant amount of property on the other side of Los Gatos Creek as well. Some of the family names they purchased land from between 1945 – 1963 included: Benzo, Stevens, Noddin, Libby, Fawkner, Sanfilippo, Pasetta, Perry, Scianna, Tracy, Volz, DeCarlo, Demevi, Greco, and Nigl.<sup>2</sup> Several of the listed property owners were Italian farmers, who likely were instrumental in developing the walnut orchard. Walnuts were not a common crop for Japanese farmers and had not been a crop in which Takeo Yuki had previously been engaged in growing.<sup>3</sup>

The Walker Partition remained in unincorporated Santa Clara County lands for most of the twentieth century, as the various parcels were not annexed into Los Gatos until the 1980s and 1990s. The County of Santa Clara did not begin keeping building records until the late 1940s and their early records are not comprehensive. No original construct permits were located for this building, but a county permit for the construction of a residential addition was issued to T. Yuki in 1973. Through property deed records it appears likely that the Gianandrea family, or one of the early Italian farming families, may have constructed the subject residence. Based on the building's appearance and communications with the Yuki family, the subject residence was already constructed when they purchased the property and the Yuki family did live in the house at one time.

**The Yuki Family**

Takeo (Tom) Yuki, the family patriarch was a second-generation Japanese Americans, or Nisei, hailing from the Salinas area in Monterey County. His parents, Tsurmstsu and Reva Yuki were originally from Hiroshima, Japan and immigrated to California circa 1899.<sup>4</sup> Takeo was raised in a rural area east of Salinas known as Alisal, where his father worked as a farm laborer. In 1931, two years after establishing his produce business, he married Miyoko Abe and the couple remained in the Salinas area. Miyoko, who was born in nearby Watsonville in 1913, was also a Nisei with her family originally coming from Kumamoto, Japan. She

<sup>1</sup> Eugene T. Sawyer, *History of Santa Clara County California*, (Los Angeles, CA: Historic Record Company, 1922) 955 and 981; and *Map of the Walker Estate*, Surveyed H. B. Fischer on file in the County of Santa Clara Planning Department, Planning File 71M11.599.

<sup>2</sup> Santa Clara County Records Office, deed records for area properties.

<sup>3</sup> Personal communications with Jimi Yamaichi, Japanes American Museum of San Jose Director and Curator, March 14, 2013.

<sup>4</sup> US Census 1910, Soledad, Monterey, California.

and her siblings spent their childhood as migrant farm workers moving often and working jobs in lettuce, strawberries, and apricots.<sup>5</sup> The 1940 census lists the Takeo Yuki as owning his home and farm on Spring School Road in Alisal, which had previously been listed as Takeo and his family's place of residence in prior censuses. It is also noted that he worked as a lettuce grower and shipper.<sup>6</sup> Takeo built his business on growing and marketing iceberg lettuce, a relatively unfamiliar vegetable in the 1930s.<sup>7</sup> Soon he had developed what was to become the largest Japanese farm enterprise in the region.<sup>8</sup>

When Japanese Internment took effect the Yuki family, with three children at the time, went to the assembly point in Salinas in the spring of 1942, and was subsequently interned at a camp in Poston, Arizona near the city of Parker. The family spent three years in the camp, where Takeo, unable to farm became a cook.<sup>9</sup> Toward the end of the war in late 1945, the families were released from the camps. The Yuki family had been fortunate that Takeo's business partner Tom Bun was "an honest Caucasian" who had kept the business going during the war. The two had corresponded throughout the internment by mail.<sup>10</sup>

Postwar the Yuki family retained ownership of their land in Salinas, however the area was known to be hostile to Japanese Americans because many of the local residents had fought or died in battle in Japan during the war. Therefore, the Yuki family purchased property and settled in Los Gatos. The Los Gatos area was close enough for Takeo Yuki to travel frequently to his property in Salinas and in general the Santa Clara Valley was more welcoming to Japanese American families returning from the internment camps.<sup>11</sup>

The family's property in Los Gatos included what is known as the North 40 area, as well as farmland on the west side of Highway 17. In the early 1960s Takeo donated a portion of his land on Oka Road for the construction of Ralph O. Berry Elementary School. (The school remained part of the Los Gatos School District through 1980 and is currently home to the Yavneh Day School.) Over the years, "Yuki Farms" has primarily functioned as an orchard for growing apricots, prunes, almonds and mostly walnuts. In 2007, it was noted to be the last orchard of any significant size in Los Gatos.<sup>12</sup>

The orchard in Los Gatos was the family home, but not the main family enterprise. Takeo Yuki was primarily involved in the produce business, in particular iceberg lettuce. In Salinas he was co-owner of the Salinas Valley Vegetable Exchange. While he owned a lot of land in Los Gatos, which served primarily as a walnut orchard, this property was not where his significant wealth came from. Takeo Yuki owned farm land in Salinas, Imperial Valley and near Phoenix, Arizona.<sup>13</sup> He was instrumental in developing technology to preserve and ship lettuces. When he died in a car accident in 1967, Takeo Yuki was thought to have been one of the ten wealthiest men in Santa Clara County.<sup>14</sup> In addition to his agricultural activities he helped found the San Jose Savings and Loan Association and was a member of the Buddhist Temple of San Jose and the Japanese-American Citizens League.<sup>15</sup> Miyoko Yuki passed away in 2009. Their children have continued to run the Yuki family enterprises and still own much land in Los Gatos.

<sup>5</sup> Obituary: Miyoko Yuki, *San Jose Mercury News*, 21 May 2009.

<sup>6</sup> US Census, 1940 Salinas, California.

<sup>7</sup> Emie Yuki Yamate, "A Mountain Woman Remembers a Painful Past," *Mountain Network News*, (December 2012):6.

<sup>8</sup> Frank J. Taylor, "The People Nobody Wants," *The Saturday Evening Post* (May 9, 1942): 24.

<sup>9</sup> Yamate, 7.

<sup>10</sup> Ibid.; and Taylor.

<sup>11</sup> Yamaichi and Timothy J. Lukes and Gary Y. Okihiro, *Japanese Legacy: Farming and Community Life in California's Santa Clara Valley* (Cupertino, CA: California History Center, 1985): 123.

<sup>12</sup> "5-Story hotel proposed at Lark/Hwy 17," *Los Gatos Observer* (June 13, 2007.)

<sup>13</sup> "Tom Yuki Dies of Injuries" *Los Gatos Saratoga Time Observer*, (November 24, 1967): 1.

<sup>14</sup> Yamaichi

<sup>15</sup> "Tom Yuki"

### Horticulture in the Santa Clara Valley

After first being a Spanish colony and then a Mexican territory, the region was officially acquired by the United States in 1848 following the war with Mexico. Shortly after, in 1850, California achieved statehood, Santa Clara was established as a county, and the largest development within Santa Clara County, San Jose, was named the state capital. The region began developing rapidly both as a political and commercial center, after the discovery of gold in California in 1849. Santa Clara County offered the last urban area on the route to the southern Mother Lode.

Prior to the California Gold Rush of 1849 the sparsely settled Santa Clara Valley landscape was one of the Mexican-era land grant system with missions and ranchos. The vastly undeveloped land was used primarily to graze cattle, and the only farms of note were small subsistence gardens kept by residents or missionaries. Organized farming in the area began as Americans took control of the land and realized its commercial potential.<sup>16</sup> Further, with the discovery of gold at Sutter's Mill many local settlers first left for the mountains to mine, and then soon realized they could additionally profit from feeding the masses of miners. Property owners began raising grains and quickly discovered the rich quality of soil available to them within the Santa Clara Valley. Over the next two decades the land was subdivided from the large family-held tracts into smaller parcels for individual settlements and farms. At the end of the 19<sup>th</sup> century the number of small farms in Santa Clara County exploded from approximately 700 in 1880 to over 3,000 by 1900.<sup>17</sup>

Grains, namely wheat, barley, and oats, were the primary investment crop during the valley's first agricultural phase. Wheat was very easy to cultivate with little capital investment due to the high fertility of the soil in the valley. By 1854, Santa Clara County was producing thirty percent of California's total wheat crop.<sup>18</sup>

In the subsequent decades several factors led to the transition from grains to fruit. First, through various farmers experimenting in growing fruit trees, it became increasingly evident that the soil and climate were favorable to producing these more delicate and profitable crops. Second, the development of the railroad in the 1860s allowed for the shipping of produce to distant markets. Third, the establishment of canning methods and canneries allowed for the product to be preserved. Finally, the abundant and accessible water supply throughout the valley was fundamental in growth of orchards. By the beginning of the Twentieth Century, fruit farming had replaced the majority of grain farms in Santa Clara County.<sup>19</sup>

Fruit farming in the Santa Clara Valley was an enormous success. The area became known as the "Valley of Heart's Delight" and reached its agricultural peak in the late 1920s. During this period the number of fruit orchards rapidly increased. Large farms that evolved in the nineteenth century out of the ranchos were no longer necessary with the increased ratio to crop value to land unit. Large farmlands were subdivided into highly specialized farms that were significantly smaller in scale than the previous ranches and grain fields. The typical fruit farm ranged from just three to fifty acres, thereby affording the opportunity to farm to a greater population.<sup>20</sup>

Interest in fruit farming, and agriculture in general, in the area began to decline in the 1930s.<sup>21</sup> The trend away from agriculture came in part from Great Depression and in part from rise in new high-technology research in the region that would escalate through World War II and the home front mobilization effort. The business community began actively campaigning to attract new non-agricultural related industries, and soon numerous industries established plants within the County. The establishment of these companies necessitated new residential and commercial construction. Suburban growth quickly took over the agricultural

<sup>16</sup> Clyde Arbuckle, *History of San Jose* (San Jose, CA: South & McKay Printing Co., 1986): 153.

<sup>17</sup> Timothy J. Lukes and Gary Y. Okihiro, *Japanese Legacy: Farming and Community Life in California's Santa Clara Valley* (Cupertino, CA: California History Center, 1985): 15.

<sup>18</sup> County of Santa Clara Historic Context Statement, 38.

<sup>19</sup> *Ibid.*, 15-16.

<sup>20</sup> County of Santa Clara Historic Context Statement, 59.

<sup>21</sup> Arbuckle, 163.

lands. The focus on high-technology, electronics, and industry has continued through to today and Santa Clara County is now known worldwide as "Silicon Valley" for its significant technological advancements.

#### Horticulture and the North 40

Following the historical trend of the rest of the Santa Clara Valley, the North 40 area was transformed into a thriving orchard by the Walker family in the late 1800s. The use of the land for orchards continued after the land was subdivided into smaller parcels in the 1910s and 1920s. During the 1920s the Valley's fruit production peaked and it appears that the orchards at the North 40 were also successful prior to the onset of the depression. Unlike the rest of the Valley, the postwar suburban growth of the North 40 site did not completely engulf the existing orchards. While a small portion of area was developed for single-family homes, the majority of the area remained orchards for the rest of the twentieth century, due to the Yuki family's stewardship. Several notable developments have encroached on the site including the construction of the Highway 17, State Route 85 and numerous commercial projects along Los Gatos Boulevard. Nonetheless, the majority of the North 40 site maintains one of the last vestiges of the heyday of the "Valley of Heart's Delight." Remaining resources from the era include the orchard which covers a majority of the site and approximately ten buildings which appear to date to the sites prewar era.

#### Findings

The subject building appears to be eligible for listing in the NRHP or the CRHR under Criterion A/1 as a contributing structure to a potentially eligible historic district. The property maintains a strong association with Santa Clara Valley's peak era of horticultural production from 1910-1929. This house was part of the early development of the North Forty property when it was subdivided into smaller parcels that were developed into family orchards.

The building does not appear to be individually eligible under NRHP/CRHR Criteria B/2, C/3, or D/4. The residence appears to have been constructed by early Italian farming family. Yet none of the family names determined to be related to the property appear to be significant within the Los Gatos region. Takeo Yuki does appear to have been a significant Japanese American farmer within the Santa Clara Valley; however his primary contributions were not to the Los Gatos region. Constructed c.1925, the house does not appear to be a significant example of an architectural type. The house represents an example of the Monterey style with characteristics such as the stucco cladding, the second-story balcony and gable roof. However, the building does not appear to be an outstanding example of its type, nor is it the work of a master. Lastly, the residence does not appear to possess the potential to yield information important to the prehistory or history of the local area, state, or the nation.

The building retains a fair level of integrity, with a compatible addition having been constructed at the northern end and the installation of some aluminum awnings on the west side.

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\*Recorded by: Kimberly Butt, AIA for Carey & Co., Inc.

\*Date: May 2013

Continuation

Update

\*Required information



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#### Personal Communications:

Joel Paulson, Principal Planner City of Los Gatos.

Priya Cherukuru, Historical Heritage Coordinator, County of Santa Clara

Vera Symmons, Property Manager for Yuki Farms, Los Gatos.

Jimi Yamaichi, Japanes American Museum of San Jose Director and Curator

\*Recorded by: Kimberly Butt, AIA for Carey & Co., Inc.

\*Date: May 2013

Continuation  Update

\*Required information

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**MEMORANDUM**

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**TO:** DON CAPOBRES AND WENDI BAKER

**FROM:** KATHARINE HARDT-MASON, ESQ.

**SUBJECT:** ADOBE HOUSE

**DATE:** DECEMBER 9, 2019

**CC:** EDWARD MORIMOTO

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Per your request, I looked at some of the earlier reports and correspondence regarding the Adobe House located at 14919 Los Gatos Blvd. As you know, there was a lot of discussion regarding this residence, as well as several other residences, the Red Barn, the orchards, and miscellaneous other structures located on what is known as the North 40. The Adobe House in particular became an issue because of some conflicting information regarding the Adobe House in the reports prepared by Carey & Company. As more and more information became available, however, it became evident that the Adobe House was built sometime around 1943 and it is not a historical structure according to the Resources Agency of the State of California.

Information that might be helpful to the Conceptual Development Advisory Committee in reviewing your request to relocate the Adobe House includes:

- The Historic Resources Evaluation Report, dated November 21, 2011, which identifies the Adobe House as having been built around 1940, with a compatible addition having been added in 1973. See page 15 of the Survey Matrix attached hereto.
- The North 40 Specific Plan Historic Resources Technical Report, dated November 12, 2013, attaches the Resources Agency of the State of California Primary Record for each property identified in the Technical Report, which states in part “The building does not appear to be individually eligible under NRHP/CRHR Criteria B/2, C/3, or D/4. The residence appears to have been constructed by an early Italian farming family. Yet none of the family names determined to be related to the property appear to be significant within the Los Gatos region... the house does not appear to be a significant example of an architectural type... the residence does not appear to possess the potential to yield information important to the prehistory or history of the local area, state, or the nation.” See the Primary Record for 14919 Los Gatos Blvd. attached hereto.
- My letter to the Town Council Members dated February 2, 2015, wherein I address the question of when the Adobe House was built. According to Mr. Yuki, the Yuki family moved into the house around 1945, which was two to three years after it had been built by the Gianandres family who never lived in the house. See page 2 of the letter attached hereto.
- The aerial photographs of the property from 1939 and 1948 on pages 2 and 3 of this Memorandum, which show that in 1939 the Red Barn was located on the property, but to the east of the Red Barn there is a large grove of trees which in the 1948 photograph have been removed in part where the Adobe House was built.

In summary, despite supposition in some of the Reports prepared in connection with the North 40 Specific Plan that the Adobe House might have been built during the Valley of Hearts Delight, there is clear support for Mr. Yuki's memory of the Adobe House having not been built until a few years before the Yuki Family acquiring the property around 1945 and its use as the family homestead after the era of the Valley of Hearts Delight.



Aerial Photograph: 1939-F Santa Clara County Flight CIV 285-092, University of Santa Cruz Digital Collections, <http://digitalcollections.ucsc.edu/cdm/singleitem/collection/p16019coll5/id/1843/rec/1>

The Red Barn is visible to the west of the large grove of trees near the entrance to 14919 Los Gatos Blvd.



Aerial Photograph: 1948 U.S. Forest Service Flight CDF-5 3-1, University of Santa Cruz Digital Collections, <http://digitalcollections.ucsc.edu/cdm/singleitem/collection/p16019coll5/id/283/rec/1>

Adobe House can be seen easterly of the Red Barn in what previously was a grove of trees.

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## 3. DESIGN GUIDELINES

This section outlines design guidelines for future development that is reflective of the North 40 Vision Statement and Guiding Principles. Mandatory regulations are denoted by the use of the word “shall.” A guideline, which is denoted by the use of the word “should,” is not mandatory, but is encouraged with some discretion by staff, the Planning Commission, and the Town Council. Guidelines include:

- Commercial Design Guidelines
- Residential Design Guidelines
- Neighborhood Identity
- Signage Design Guidelines

In an effort to build upon the Towns existing guidelines, relevant portions of the Town Commercial Design Guidelines and the Affordable Housing Overlay Zone Design Guidelines (AHOZDG) documents have been replicated within this Specific Plan. It is the intention that the Specific Plan goals, policies and guidelines supersede the existing Town documents, but that their intent and applicable concepts not be lost.

### 3.1 ARCHITECTURAL AND SITE CHARACTER GOALS AND POLICIES

**Goal:** *To continue the small town character of Los Gatos while enhancing its sense of place and community identity within the Specific Plan Area.*

#### Policy DG1: Neighborhood Design

Promote a healthy, safe, and secure walkable neighborhood environment.

#### Policy DG2: Neighborhood Identity

Create a new neighborhood that has its own identity yet complements the existing character of Los Gatos.

#### Policy DG3: Mixed-Use Projects

Design mixed-use projects to create a pedestrian-scale environment through appropriate street and sidewalk widths, block lengths, relationships of buildings to streets, and use of public spaces.

#### Policy DG4: Adjacent Neighborhoods

Consider impacts of non-residential development adjacent to residential neighborhoods through screening, buffering, circulation, lighting and placement of utility elements.

#### Policy DG5: Residential Siting

Locate residential development to minimize traffic, noise, and air quality impacts and encourage walkability to neighborhood serving uses.

#### Policy DG6: Architecture

Produce high quality, authentic design, and 360 degree architecture consistent with the architectural design guidelines contained within this Specific Plan.

#### Policy DG7: Historic Character

Design the architecture and landscape to reflect the historic and agricultural heritage of the site and the Town of Los Gatos. The HPC should work with applicants on their individual applications to determine how the agrarian feel of the Specific Plan Area is integrated into the development. The existing red barn should be retained as much as salvageable.

#### Policy DG8: Wayfinding

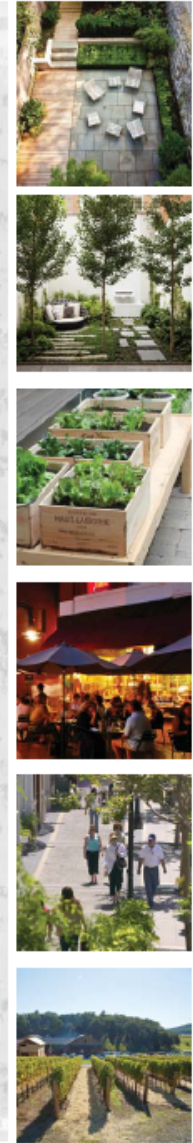
Provide a wayfinding signage program for the Specific Plan Area that includes an information kiosk on the area’s history and Downtown businesses and events.

#### Policy DG9: Project Identification Signage

Design Specific Plan Area signs and gateway elements to reflect the Town’s character and to be consistent with Signage Guidelines in this Specific Plan.

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NORTH FORTY

LOS GATOS, CA

Phase I  
Illustrative Site Plan



SWA San Francisco



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ABBREVIATIONS

* AT	ANCHOR BOLT	LF	LINEAL FOOT
A.B.	ASPHALTIC CONCRETE	LG. L	LONG LOCKER
ACQ	ACOUSTICAL	LKR	LIGHT
ADD	ADDENDUM	LT	LOCKER
ADJ	ADJUSTABLE	MAX	MAXIMUM
AGGR	AGGREGATE	M.B.	MACHINE BOLT
A.H.J.	AUTHORITIES HAVING JURISDICTION	M.C.	MEDICINE CABINET
ALT	ALTERNATE	MECH	MECHANICAL
ALUM	ALUMINUM	MEMB	MEMBRANE
APPROX	APPROXIMATELY	MET	METAL
ARCH	ARCHITECT	MFG	MANUFACTURE(R)
∠	ANGLE	M.H.	MANNHOLE
BD	BOARD	M.I.	MALLEABLE IRON
BLDG	BUILDING	MIN	MINIMUM
BLK(G)	BLOCKING	MIR	MIRROR
BM	BEAM	MISC	MISCELLANEOUS
BOT	BOTTOM	M.O.	MASONRY OPENING
BOW	BACK OF WALK	MTD	MOUNTED
B.S.L.	BUILDING SETBACK LINE	MUL	MULLION
B.SPL	BACKSPASH	N	NORTH
BTW	BETWEEN	(N)	NEW
BUR	BUILT-UP ROOFING	N.E.C.	NATIONAL ELECTRIC CODE
B.W.	BOTH WAYS	N.C.	NOT IN CONTRACT
CAB	CABINET	NO.	NUMBER
C.A.H.	CLEAR ALL HEART	NO1	NOMINAL
C.B.	CATCH BASIN, CORNER BEAD	N.T.S.	NOT TO SCALE
C.B.C.	CALIFORNIA BUILDING CODE	O/	OVER
C.C.R.	CENTER TO CENTER	O.A.	OVERALL
C.C.R.	CALIFORNIA CODE OF REGULATION	OB	OBSCURE
CEM	CEMENT	OC	ON CENTER
CI	CAST IRON	OD	OUTSIDE DIMENSION (DIA.)
C.J.	COLD JOINT, CONTROL JOINT	OFF	OFFICE
CLG	CEILING	OH	OVERHEAD, OVERHANG
CLG	CEILING	OPG	OPENING
CLO	CLOSET	OPP	OPPOSITE
CLR	CLEAR	OZ	OUNCE
C.M.C.	CALIFORNIA MECHANICAL CODE	P.C.	PLUMBING CONTRACTOR
C.M.F.	CORRUGATED METAL PIPE	P.F.B.	PLASTIC FINISH BOARD
C.M.U.	CONCRETE MASONRY UNIT	P.L.	PLATE, PROPERTY LINE
COL	COLUMN	PLAS	PLASTER
CONC	CONCRETE	PLW	PLYWOOD
CONN	CONNECTION	POL	POLISHED
CONSTR	CONSTRUCTION	FR	FAIR
CONT	CONTINUOUS	PRECAST	PRECAST
C.O.N.C.	CALIFORNIA OFFICE OF NOISE CONTROL	PT	POINT
C.O.T.G.	CLEANOUT TO GRADE	P.T.D.	PAPER TOWEL DISPENSER
C.P.C.	CALIFORNIA PLUMBING CODE	P.T.D. R	PRESSURE TREATED DOUGLAS FIR
CPT	CARPET	P.T.R.	PARTITION
CT	CERAMIC TILE	P.T.R.	PAPER TOWEL RECEPTACLE
CTC	CENTER TO CENTER	P.U.E.	PUBLIC UTILITY EASEMENT
CTSK	COUNTERSINK	Q.T.	QUARRY TILE
CU	CONDENSING UNIT	R	RISER
∅	CENTERLINE	R.A.	RETURN AIR
D	DRYER	RAD	RADIUS
DBL	DOUBLE	R.A.G.	RETURN AIR GRILLE
DET	DETAIL	R.C.P.	REINFORCED CONCRETE PIPE
D.F.	DOUGLAS FIR	R.D.	ROOF DRAIN
DIA.	DIAMETER	REF	REFERENCE
DIA. ∅	DIAMETER	REIN	REINFORCED (ING.)
DIAG	DIAGONAL	RES	RESINOUS FLOORING
DIM	DIMENSION	RET	RETAINING
DISP	DISPENSER, DISPOSER	REQ	REQUIRED
DN	DOWN	REGL	REBILIENT
DO	DITTO	REG	REFRIGERATOR
DOOR	DOOR	RGTR	REGISTER
D.S.	DOWN SPOUT	RM	ROOM
DW	DISHWASHER	RO	ROUGH
DUG	DRAINAGE	R.O.	ROUGH OPENING
DUR	DURABLE	RS	RESAUN
E	EAST	RUL	RAINWATER LEADER
E.A.	EACH	RWD	REDWOOD
E.J.	EXPANSION JOINT	RAW	RIGHT OF WAY
ELEC	ELECTRICAL	S	SOUTH
EL	ELEVATION	SAD	SEE ARCHITECTURAL DWGS.
ELEV	ELEVATOR	SBD	SEE STRUCTURAL DRAWINGS
EMER	EMERGENCY	S.A.R.	SUPPLY AIR REGISTER
EN	EDGE NAILING	S.A.S.M	SELF-ADHERED SHEET MEMBRANE
ENCL	ENCLOSURE	SC	SOLID CORE
EQ	EQUAL	S.C.D.	SEAT COVER DISPENSER
EOP	EQUIPMENT	S.D.	SOAP DISPENSER
E.W.C.	ELECTRIC WATER COOLER	SECT	SECTION
E.W.	EACH WAY	SF	SQUARE FEET
(E)EXIST	EXISTING	SH	SHIELD
EXP	EXPANSION	SHR	SHOWER
EXPO	EXPOSED	SHT	SHEET
EXT	EXTERIOR, EXTENSION	SHTG	SHEATHING
F.A.	FIRE ALARM	SIM	SIMILAR
FAU	FORCED AIR UNIT	S.M.S.	SHEETMETAL SCREWS
FB	FLAT BAR	S.N.R.	SANITARY NAPKIN DISPENSER
F.C.	FRAMING CLIP	S.N.R.	SANITARY NAPKIN RECEPTACLE
F.C.O.	FLOOR CLEANOUT	S.O.V.	SHUT-OFF VALVE
F.D.	FLOOR DRAIN	S 4 P	S 4 P
FDC	FIRE DEPT. CONNECTION	SQ	SQUARE
FDN	FOUNDATION	S.S.	SELECT STRUCTURAL
FE	FIRE EXTINGUISHER	S.S.S	STAINLESS STEEL
FF	FACE OF FRAME, FACEFRAME	S.S.K	SERVICE SINK
FF.A.	FREE FLOW AREA	ST	STREET
FG	FINISH GRADE	STA	STATION
FG.L	FIXED GLASS	STD	STANDARD
FIN	FINISH	STL	STEEL
FL	FLOOR	STO	STORAGE
FLASH	FLASHING	STR	STRUCTURAL
FLUOR	FLUORESCENT	SUSP	SUSPENDED
F.O.C.	FACE OF CONCRETE	S.V.F.	SHEAR VINYL FLOORING
F.O.F.	FACE OF FINISH	SW	SHEAR WALL
F.O.M.	FACE OF MASONRY	SYM	SYMMETRICAL
F.O.S.	FACE OF STUD	T	TEMPERED
F.O.	FINISHED OPENING	T.B.	TOWEL BAR
FR	FIREPROOF	T 4 B	TOP 4 BOTTOM
FR.T.	FIRE RETARDANT TREATED	T.C.	TOP OF CURB
FR	FIRE RATED (ING.)	TEL	TELEPHONE
FTG.	FOOTING	TER	TERRAZZO
FTI	FOOT	T 4 G	TONGUE & GROOVE
FUR	FURRING	TH	THRESHOLD
FUT	FUTURE	THK	THICK
GA	GAUGE	TOP	TOP OF FLATE
GAL	GALLON	TP	TOP OF PAVEMENT
GALV	GALVANIZED	TPD	TOILET PAPER DISPENSER
GB	GRAB BAR	TRO	TREAD
GLB	GLULAM BEAM	T.S.	TUBULAR STEEL
GL	GALVANIZED IRON	T.S.B.	TOP-SET BASE
GL	GLASS	T.V.	TELEVISION
GND	GROUND	T.W.	TOP OF WALL
GR	GRADE	TYF	TYPICAL
GSM	GALVANIZED SHEET METAL	UNF	UNFINISHED
GU.B.	GYPSPUM WALLBOARD	UNL	UNLESS NOTED OTHERWISE
GYP	GYPSPUM	UR	URINAL
H.B.	HOSE BIBBS	V.C.P.	VITRIOUS CLAY PIPE
H.C.	HOLLOW CORE	V.C.T.	VINYL COMPOSITION TILE
HD	HOLDDOWN	VERT	VERTICAL
HDWR	HARDWARE	VEST	VESTIBULE
HOLD	HARDWOOD	V.G.	VERTICAL GRAIN
HDR	HEADER	V.F.	VERIFY IN FIELD
HGT	HEIGHT	V.T.R.	VENT THROUGH ROOF
H.M.	HOLLOW METAL	V.W.C.	VINYL WALL COVERING
HORIZ	HORIZONTAL	W	WEST, WASHER
H.R.	HANDRAIL	W	WATER CLOSET
HR	HOUR	W.D.	WINDOW DIMENSION
HDG	HOT DIPPED GALVANIZED	W.I.	WROUGHT IRON
HWH	HOT WATER HEATER	W.M.F.	WOVEN WIRE FABRIC
I	IN ACCORDANCE WITH	W.U.D.	WINDOW
INCH	INSIDE DIMENSION	W.U.P.	WATERPROOF
INSUL	INSULATION	W.S.	WOOD SCREWS
INT	INTERIOR	W.U.C.T	WATERPROOF
INV	INVERT	W	WEIGHT
ISA	INTERNATIONAL SYMBOL	W.M.M.	WOVEN WIRE MESH
ACCESSIBILITY	ACCESSIBILITY	W.R.C.	WESTERN RED CEDAR
JAN	JANITOR	W	WEST, WASHER
JO	JOIST	W	WATER CLOSET
JOINT	JOINT	W.D.	WINDOW DIMENSION
KITCHEN	KITCHEN	W.I.	WROUGHT IRON
LAB	LABORATORY	W.M.F.	WOVEN WIRE FABRIC
LAM	LAMINATED	W.U.D.	WINDOW
LAV	LAVATORY	W.U.P.	WATERPROOF
LB.	POUND(S)	W.S.	WOOD SCREWS

# ARCH & SITE APPLICATION

## GIANANDREA HOUSE

### RELOCATION AND RESTORATION



FAMILY SKETCH FROM 1951

#### GENERAL

EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS WAS OBTAINED FROM FIELD NOTES. VERIFY ALL EXISTING CONDITIONS AND NOTIFY THE ARCHITECT OF ALL EXCEPTIONS BEFORE PROCEEDING WITH THE WORK.

PERFORM ALL WORK IN CONFORMANCE WITH ALL LOCAL, COUNTY, STATE AND FEDERAL CODES, LAWS AND REGULATIONS APPLICABLE TO THIS WORK. CONNECTIONS AND IMPLIED CONSTRUCTION ASSEMBLIES THAT ARE NOT SPECIFICALLY DESCRIBED OR DETAILED SHALL BE CONSTRUCTED USING STANDARD CONSTRUCTION PRACTICES IN COMPLIANCE WITH THE GOVERNING CODES AND ORDINANCES.

CONTRACTOR SHALL REPORT DISCREPANCIES IN THE DRAWINGS TO THE ARCHITECT FOR PROPER ADJUSTMENT BEFORE PROCEEDING WITH THE WORK.

CONTRACTOR SHALL CHECK AND VERIFY DIMENSIONS, ELEVATIONS AND EXISTING CONDITIONS ON THE JOB SITE BEFORE WORK BEGINS. CONTRACTOR SHALL BRING ANY ERRORS, OMISSIONS OR DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT BEFORE CONSTRUCTION BEGINS.

DIMENSIONS WRITTEN IN PLANS TAKE PRECEDENCE OVER DIMENSIONS SCALED FROM DRAWINGS OR PLANS.

WHEN DETAILS LABELED 'TYPICAL' OR 'SIMILAR' ARE GIVEN ON DRAWINGS THE CONTRACTOR SHALL APPLY THE INTENT OF THE DETAIL TO THAT SPECIFIC CONDITION.

PERFORM ANY REQUIRED DEMOLITION WITH GREAT CARE AND WITH SMALL TOOLS IN ORDER NOT TO JEOPARDIZE STRUCTURES AND EQUIPMENT REMAINING. IF STRUCTURAL MEMBERS NOT SHOWN FOR REMOVAL INTERFERE WITH THE NEW WORK, IMMEDIATELY NOTIFY THE ARCHITECT AND OBTAIN APPROVAL BEFORE REMOVAL OF THE MEMBERS.

SCHEDULE AND COORDINATE THE DEMOLITION AND NEW CONSTRUCTION PROCEDURES TO PERMIT CONTINUED OPERATION OF ALL FACILITIES REQUIRED TO REMAIN OPEN.

SAFELY SHORE THE EXISTING CONSTRUCTION TO REMAIN WHENEVER NECESSARY FOR THE NEW WORK.

#### PROJECT INFORMATION

BUILDING USE	USE	SIZE HABITABLE	EXTERIOR UNCONDITIONED
BASEMENT	A/B OCCUPANCY	1,530 CONDITIONED	113 SF. PATIO 255 SF. STAIR/UTIL
FLOOR 1	OFFICE B OCCUPANCY	1,511 SF.	233 SF. PORCH.
FLOOR 2	SINGLE RESIDENTIAL UNIT R-3	1,034 SF.	256 SF.
TOTAL		4141 SF.	911 SF.

ACCESSOR'S PARCEL NUMBER: 424-07-082  
ZONING: NORTH 40 SPECIFIC PLAN V-B  
TYPE OF CONSTRUCTION: FIRE SPRINKLERED  
APPLICABLE CODES: 2020 CBC, 2020 CEC, 2020 CMC, 2020 CPC, 2020 CALGREEN, 2020 CALIFORNIA ENERGY CODE

DESCRIPTION OF WORK:  
THIS PROJECT PROPOSES TO RELOCATE THE EXISTING GIANANDREA HOUSE TO A LOCATION APPROXIMATELY 1/2 MILE SOUTH OF ITS EXISTING LOCATION. THE WOOD FRAMED HOUSE WILL BE RELOCATED. THE MASONRY STAIR, THE MASONRY PORCH AND THE IN-GROUND BASEMENT WILL NOT BE RELOCATED. THE BUILDING WILL BE REMODELED INTO A MIXED USE BUILDING. A NEW BASEMENT WILL BE CONSTRUCTED, THE FIRST FLOOR WILL BE CONVERTED TO OFFICES AND THE SECOND FLOOR WILL REMAIN A RESIDENCE. AN ELEVATOR AND AN OPEN-AIR COURTYARD WILL BE ADDED TO ACCESS THE BASEMENT LEVEL. AS A PART OF THIS RENOVATION, NEW INTERIOR FINISHES AND FIXTURES AND FITTINGS WILL BE REPLACED. EXTERIOR STEEL WINDOWS WILL BE REPLACED WITH NEW FIBERGLASS WINDOWS. THE BALCONY RAIL WILL BE REPLACED WITH A CODE COMPLIANT HEIGHT GUARD OF SIMILAR STYLE. THE ROOF WILL BE REPLACED WITH NEW COMPOSITION SHINGLES. THE EXTERIOR WOOD SIDING AND STUCCO FINISHES WILL REMAIN AS MUCH AS POSSIBLE.

#### LOCATION MAP



#### INDEX OF DRAWINGS

SHEET	SEQUENCE	DESCRIPTION
G0	1	COVER SHEET
G3	2	SITE DETAILS
<b>CIVIL</b>		
C1		SITE PLAN
C2		PARCEL LAYOUT
C3		PRELIMINARY GRADING PLAN
<b>LANDSCAPE</b>		
L1		LANDSCAPE PLAN
<b>ARCHITECTURAL</b>		
A1		EXISTING FLOOR PLANS
A2.1		FLOOR PLAN BASEMENT AND FLOOR 1
A2.2		FLOOR 2 PLAN AND ROOF PLAN
A4		EXISTING EXTERIOR ELEVATIONS
A5.1		WEST AND SOUTH EXTERIOR ELEVATIONS
A5.2		EAST AND NORTH EXTERIOR ELEVATIONS

#### CONSULTANTS

**CIVIL ENGINEERING:**  
JACQUELYN BAYS  
MACKAY & SOMPS CIVIL ENGINEERS, INC.  
5142 FRANKLIN DRIVE, SUITE B,  
PLEASANTON, CA 94588  
TEL: 925-225-0690  
EMAIL: JBAYS@MCKSE.COM

**LANDSCAPE ARCHITECTURE:**  
MELISSA WILLMANN, RLA  
SENIOR ASSOCIATE  
VAN DORN ABED, LANDSCAPE ARCHITECTS, INC.  
8114 TH STREET, SF, CA 94103  
TEL: 415-254-8650  
EMAIL: MELISSA@VALANC.COM

JOB No. 2008  
DATE 21 SEPT 2020

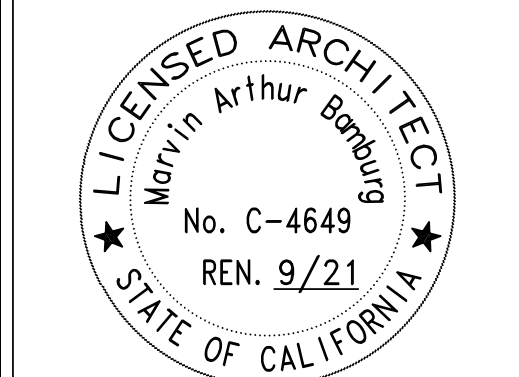
DESCRIPTION	DATE	REV.



RELOCATE AND REMODEL EXISTING BUILDING  
GIANANDREA HOUSE  
15011 LOS GATOS BLVD.  
LOS GATOS, CA

ARCHITECTS

**MBA ARCHITECTS**  
WWW.MBAARCHITECTS.COM  
1175 LINCOLN AVENUE, SAN JOSE, CALIFORNIA 95125  
PH 408.297.0288 X13 FAX 408.297.3084



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SHEET TITLE  
**COVER**

SCALE  
CAD DRAWN BY

SHEET  
**G0**  
OF SHEETS

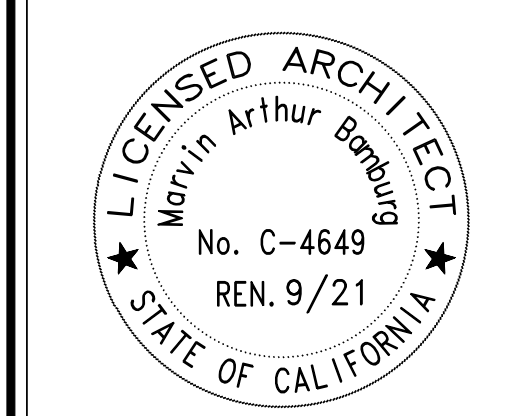


DESCRIPTION	DATE	REV.

**harmonie**  
PARK

RELOCATE AND REMODEL EXISTING BUILDING  
 GIANDREA HOUSE  
 15011 LOS GATOS BLVD.  
 LOS GATOS, CA

**ARCHITECTS**  
**MBA**  
 MARVIN BARBUR ASSOCIATES INC.  
 1176 LINCOLN AVENUE SAN JOSE CA 95125  
 PH 408.297.0288 X13 FAX 408.297.0384

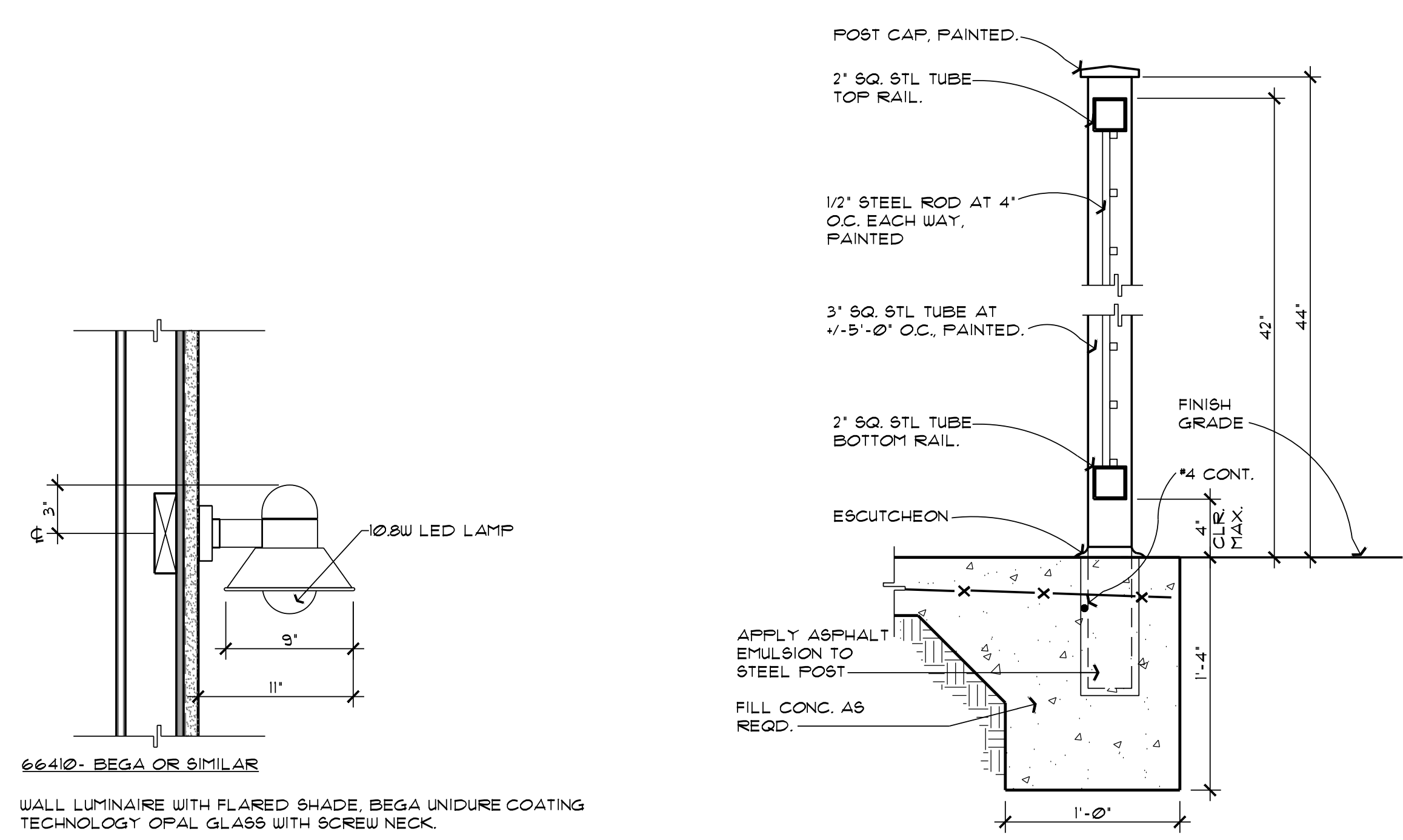


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SHEET TITLE  
**SITE DETAILS**

SCALE 1/4" = 1'-0"  
 CAD FILE 2008-FF-G3  
 DRAWN BY

SHEET  
**G3**  
 OF SHEETS

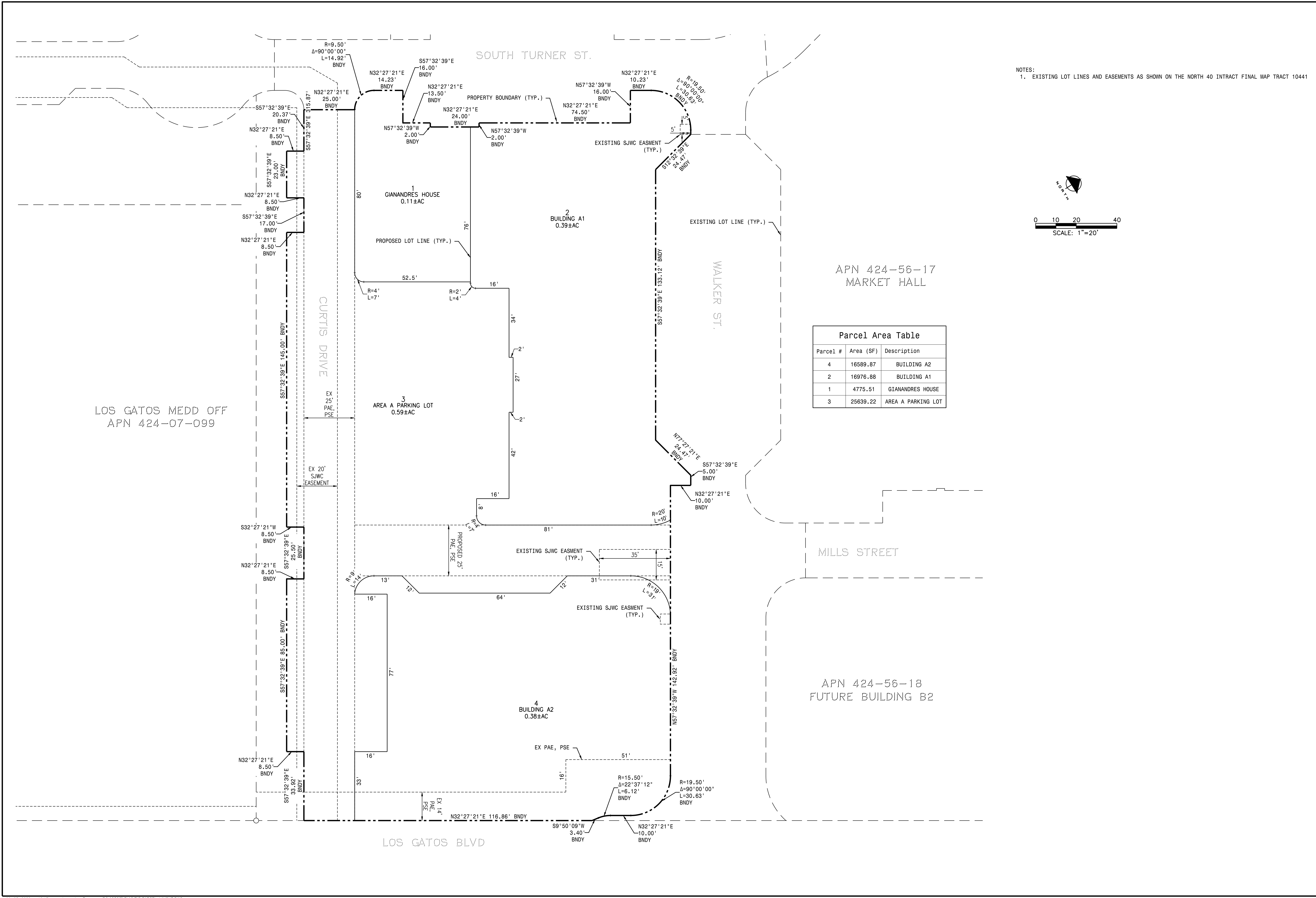


1 EXTERIOR LIGHT SCALE: 1/2" = 1'-0"

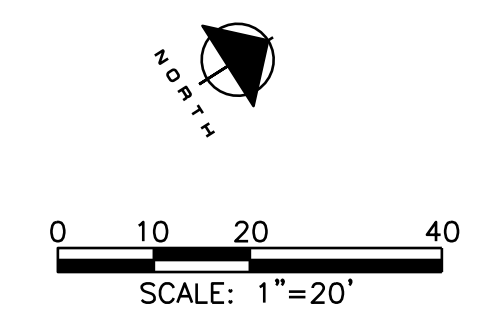
2 GUARDRAIL SCALE: 1/2" = 1'-0"







NOTES:  
 1. EXISTING LOT LINES AND EASEMENTS AS SHOWN ON THE NORTH 40 INTRACT FINAL MAP TRACT 10441



Parcel Area Table		
Parcel #	Area (SF)	Description
4	16589.87	BUILDING A2
2	16976.88	BUILDING A1
1	4775.51	GIANANDRES HOUSE
3	25639.22	AREA A PARKING LOT

LOS GATOS MEDD OFF  
 APN 424-07-099

APN 424-56-17  
 MARKET HALL

APN 424-56-18  
 FUTURE BUILDING B2

DATE: 09-23-2020	SCALE: AS SHOWN	DESIGNED BY: JBR	CHECKED BY: CTR
DRAWN BY: AS SHOWN		PROJECT NO. 19890.OHH.P.HP	
MAGKAY & SOMPS		PROJECT NO. 19890.OHH.P.HP	
ARCH & SITE APPLICATION		PROJECT NO. 19890.OHH.P.HP	
PARCEL LAYOUT		PROJECT NO. 19890.OHH.P.HP	
TOWN OF LOS GATOS CALIFORNIA		PROJECT NO. 19890.OHH.P.HP	
NORTH 40 - GIANANDRES HOUSE		PROJECT NO. 19890.OHH.P.HP	
ARCH & SITE APPLICATION		PROJECT NO. 19890.OHH.P.HP	
PARCEL LAYOUT		PROJECT NO. 19890.OHH.P.HP	
SHT C2		PROJECT NO. 19890.OHH.P.HP	
OF 3		PROJECT NO. 19890.OHH.P.HP	

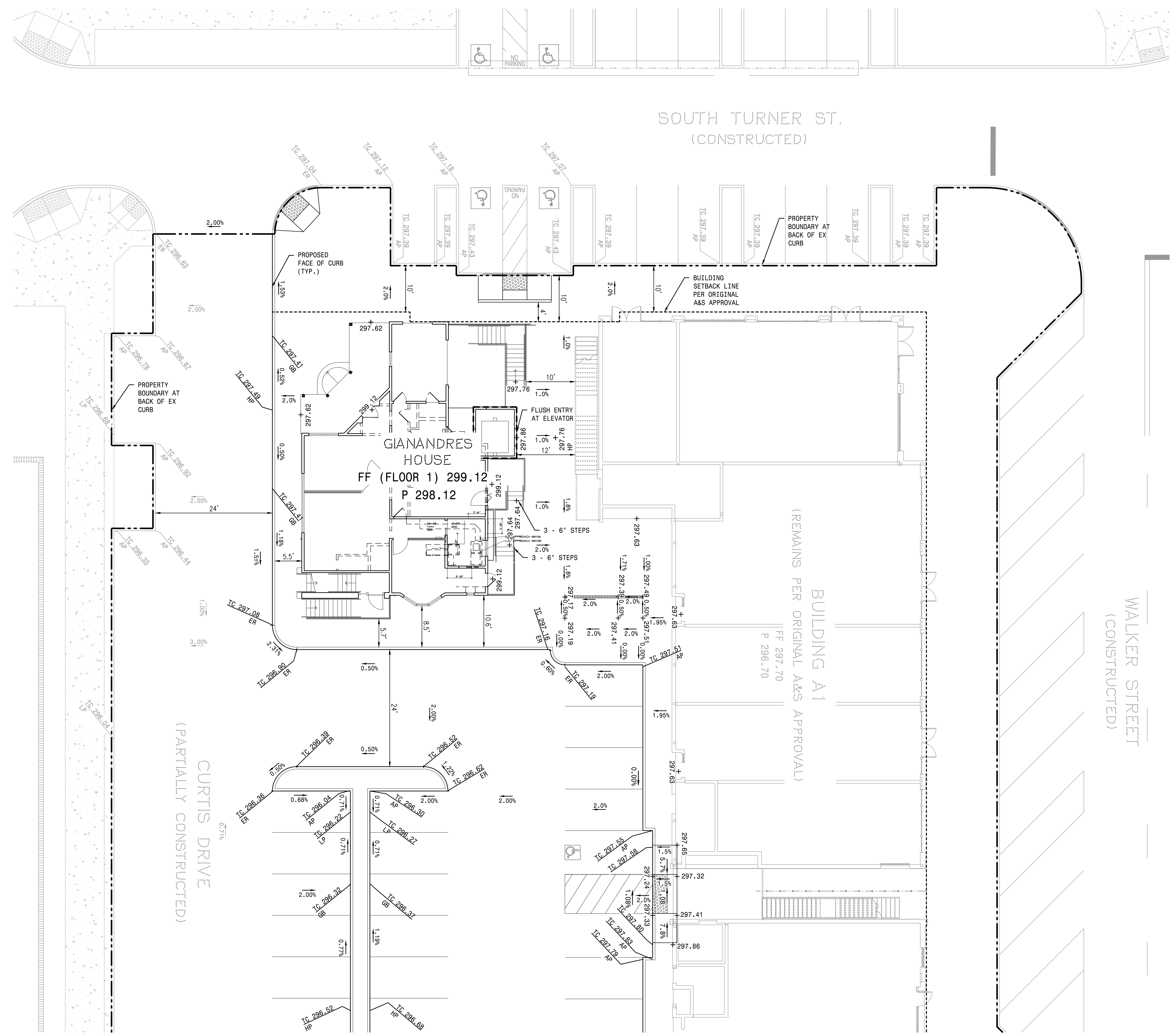
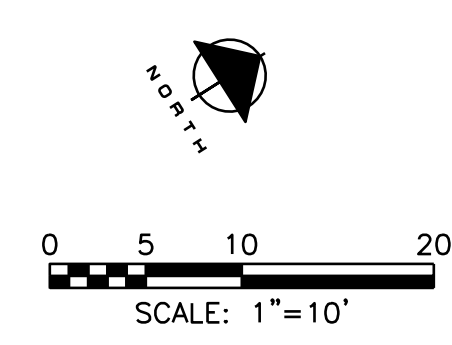
SOUTH TURNER ST.  
(CONSTRUCTED)

WALKER STREET  
(CONSTRUCTED)

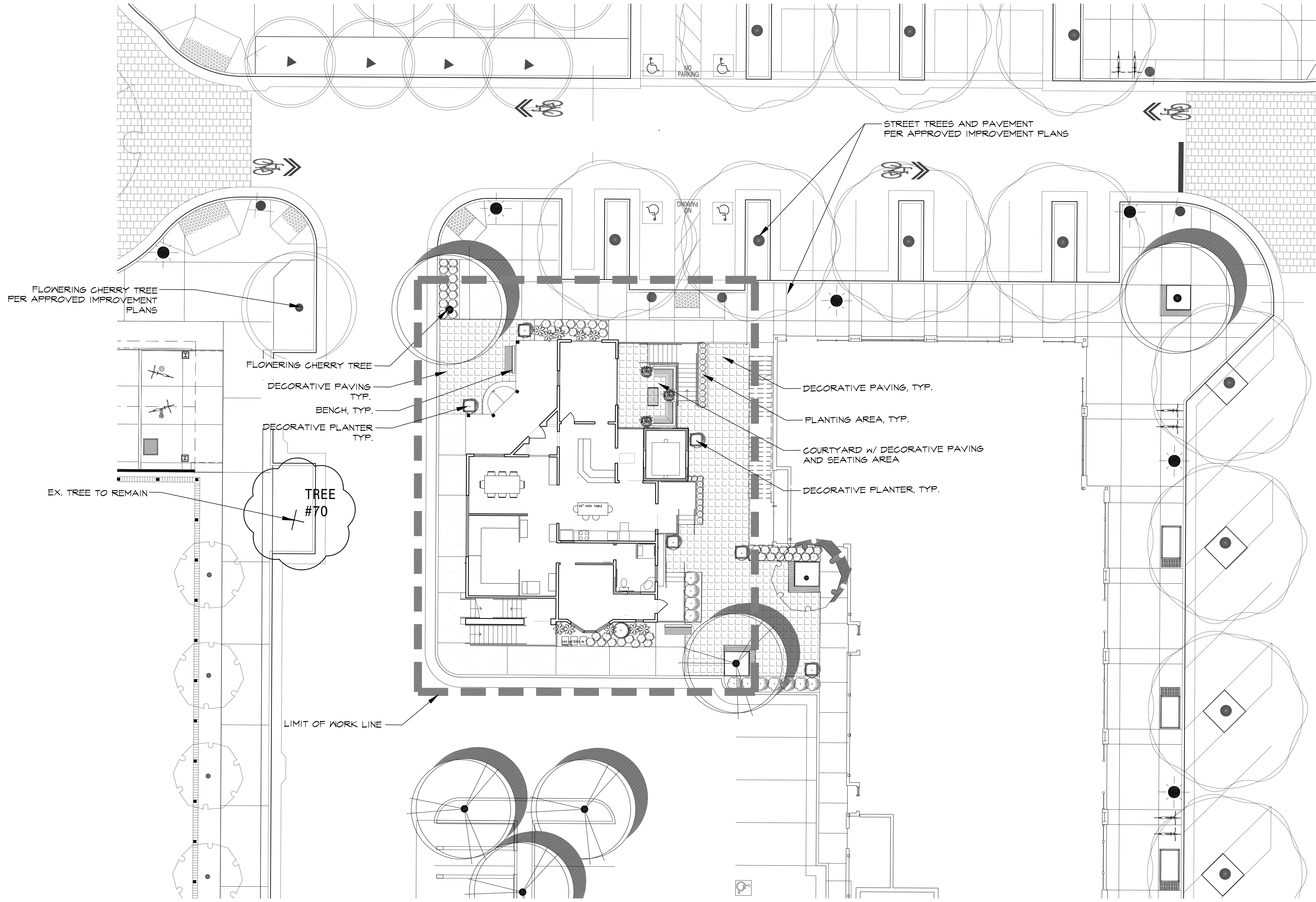
CURTIS DRIVE  
(PARTIALLY CONSTRUCTED)

GIANANDRES HOUSE  
FF (FLOOR 1) 299.12  
P 298.12

BUILDING A1  
(REMAINS PER ORIGINAL A&S APPROVAL)



DATE: 09-23-2020	SCALE: AS SHOWN	DESIGNED BY: JBR	CHECKED BY: CIR
<p><b>MACKAY &amp; SOMPS</b> ARCHITECTS 21401 TRAVELER DR., PLEASANTON, CA 94568 (925)222-3000 MACKAY &amp; SOMPS IS NOT RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF REVISIONS OF THIS DRAWING THAT ARE GENERATED BY OTHER ELECTRONIC DATA.</p>			
<p><b>harmonie</b> P A R K</p>			
<p><b>NORTH 40 - GIANANDRES HOUSE</b> ARCH &amp; SITE APPLICATION PRELIMINARY GRADING PLAN</p>			
PROJECT NO. 19890.OHH.P.HP	TOWN OF LOS GATOS CALIFORNIA		
SHT <b>C3</b>	OF 3		



**GENERAL NOTES**

1 □ NOTE NUMBER  
 1 □ SHEET NUMBER

NOTE AND DETAIL DRAWING NUMBERS ON THIS SHEET WILL INCLUDE SHEET NUMBERS ONLY WHEN REFERENCED TO DRAWINGS AND NOTES ON OTHER SHEETS.

1 EXISTING EXTERIOR DOORS AND WINDOWS WILL BE REPLACED AS A PART OF THIS PROJECT.

2 BRICK MASONRY STAIRS, PORCH AND CAST IN PLACE CONCRETE BASEMENT WALL WILL NOT BE RELOCATED, THESE ITEMS WILL BE RECONSTRUCTED AS A PART OF THIS PROJECT.

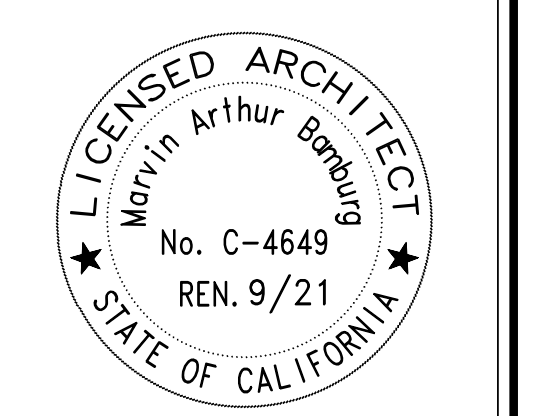
JOB No. **2008**  
 DATE **19 AUG 2020**

DESCRIPTION	DATE	REV.



RELOCATE AND REMODEL EXISTING BUILDING  
**GIANANDREA HOUSE**  
 15011 LOS GATOS BLVD.  
 LOS GATOS, CA

**ARCHITECTS**  
**MBA**  
 MARVIN BARBER ASSOCIATES INC.  
 1176 LINCOLN AVENUE SAN JOSE CA 95125  
 PH 408.297.0289 X13 FAX 408.937.0384

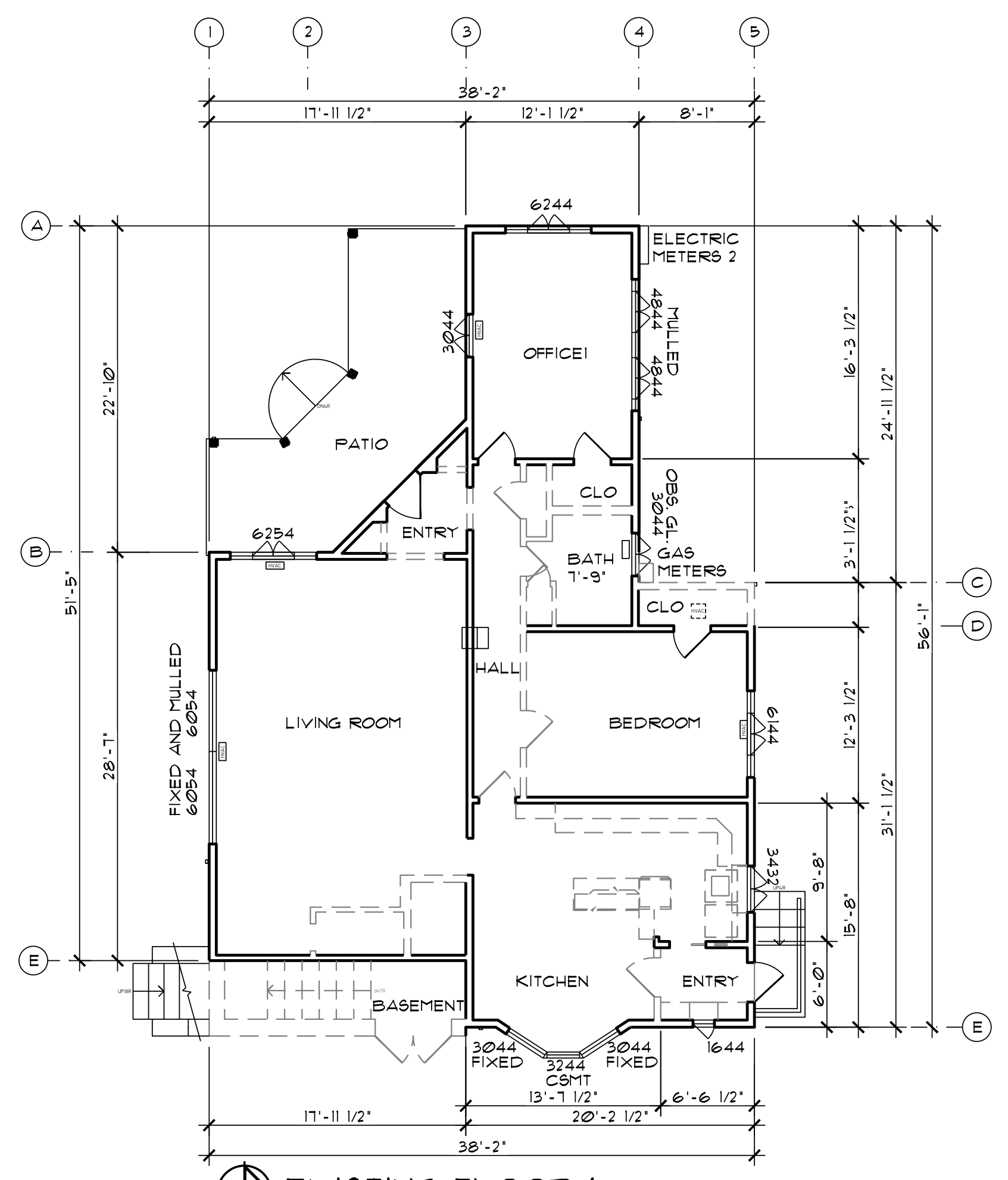


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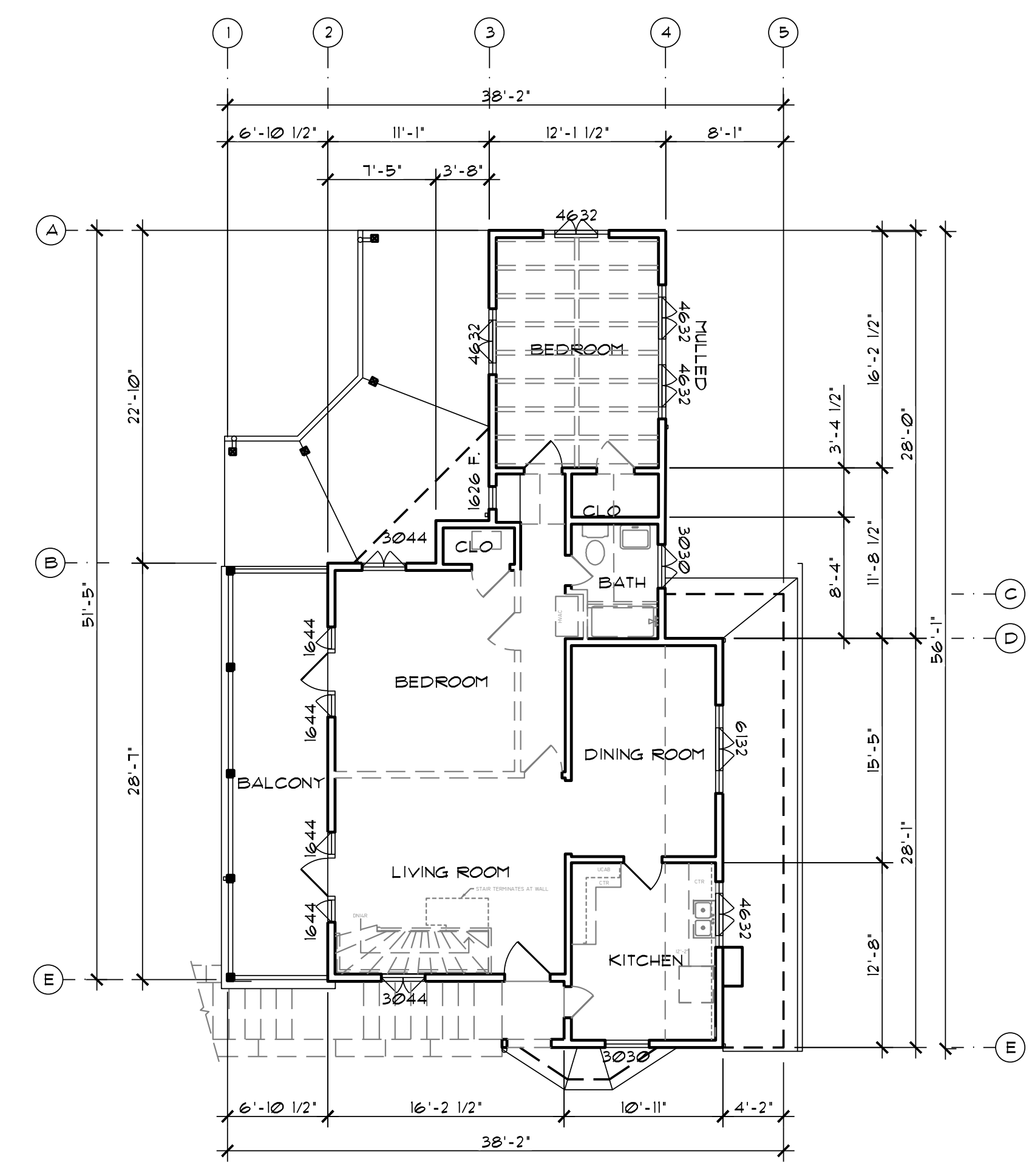
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**EXISTING FLOOR PLANS**

SCALE 1/4" = 1'-0"  
 CAD FILE 2008-FF-A1  
 DRAWN BY

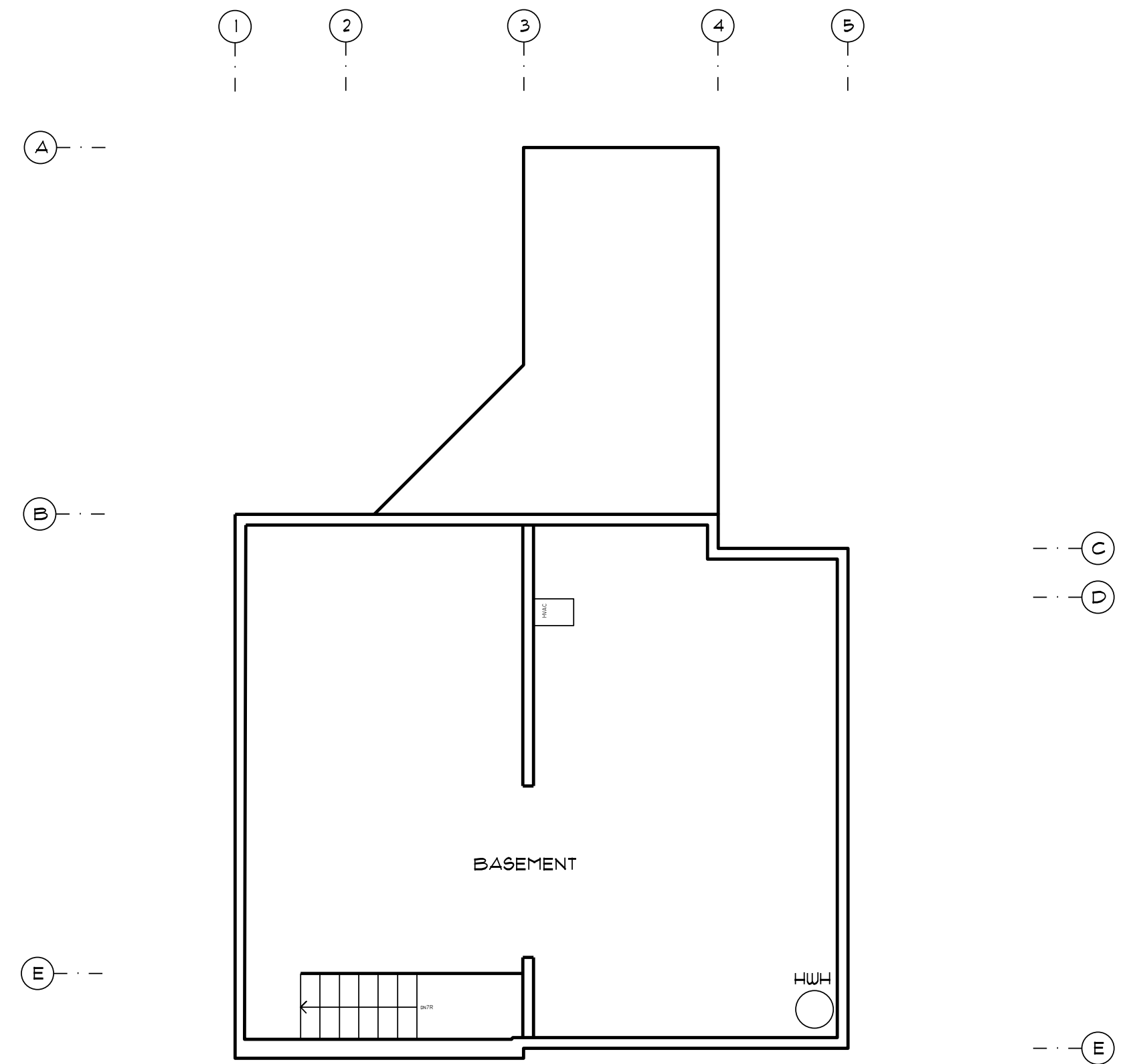
SHEET **A1**  
 OF SHEETS



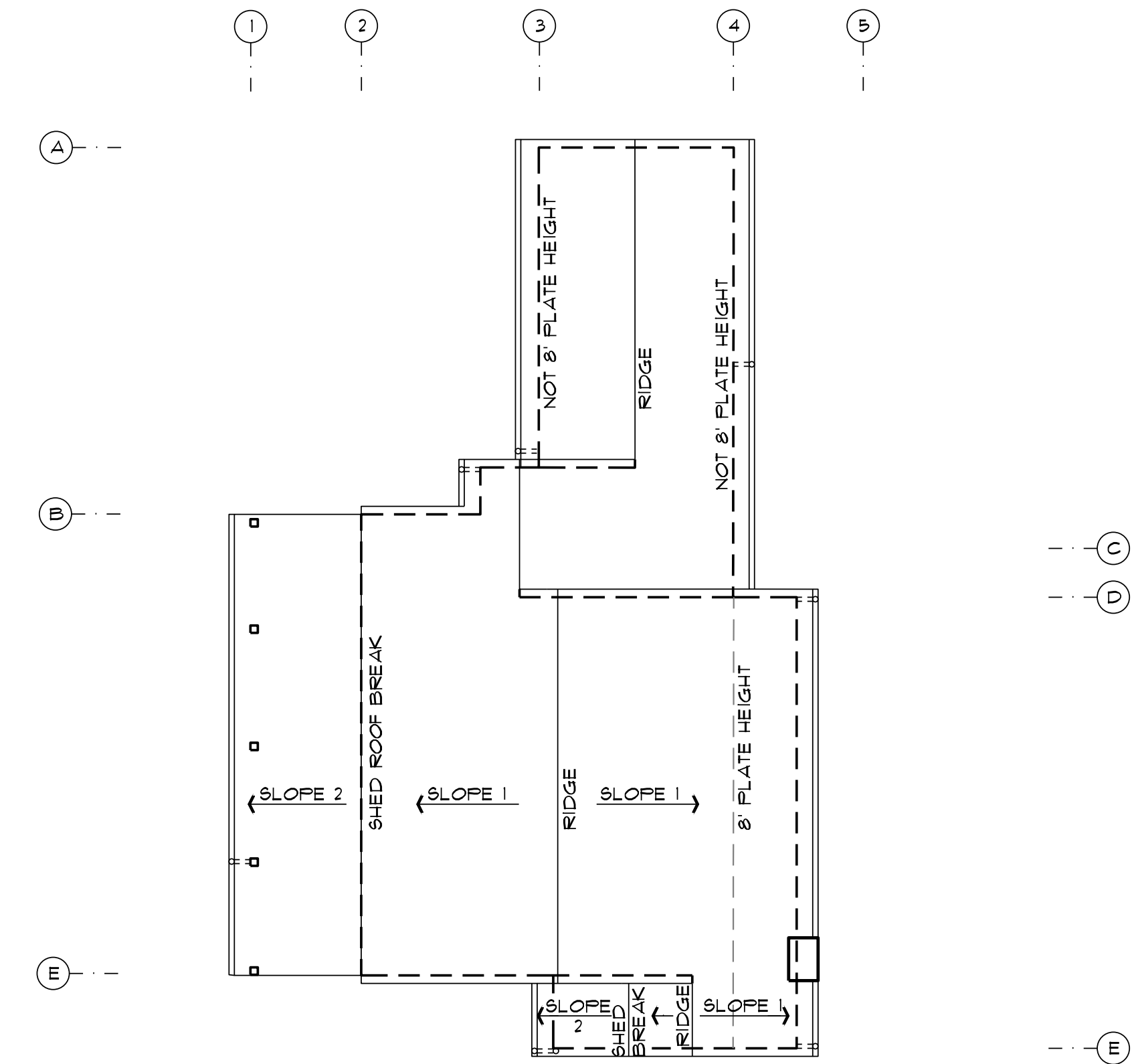
**EXISTING FLOOR 1**  
 1511 SF  
 STAIR NOT INCLUDED  
 PORCH AREA: 232.5 SF  
 SCALE: 1/8" = 1'-0"



**EXISTING FLOOR 2**  
 SCALE: 1/8" = 1'-0"  
 1094 SF  
 ENTRY SOUTH = 19 SF  
 BALCONY: 196 SF



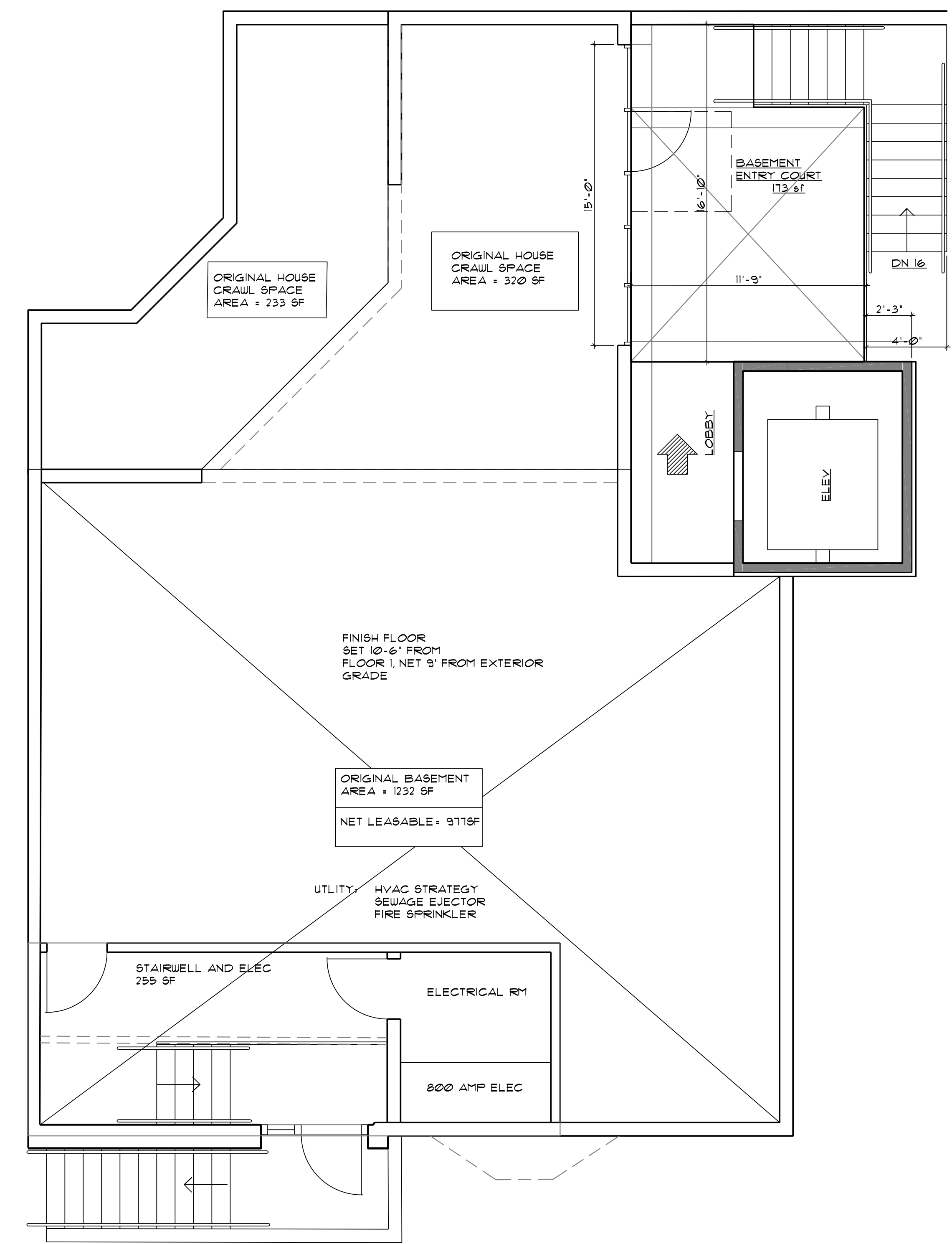
**EXISTING BASEMENT**  
 SCALE: 1/8" = 1'-0"  
 1262 SF  
 STAIR NOT INCLUDED



**EXISTING ROOF PLAN**  
 SCALE: 1/8" = 1'-0"

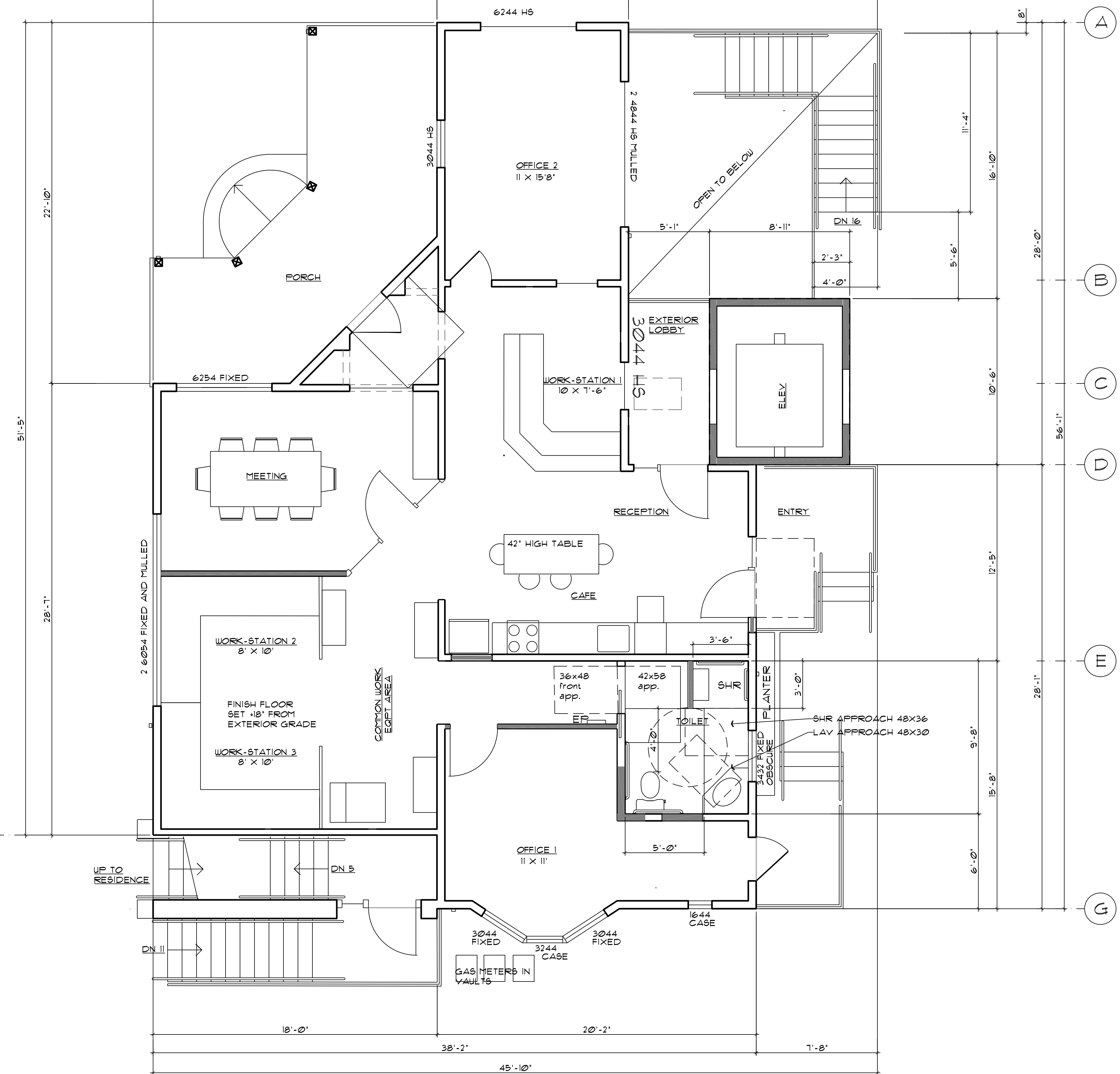


1 2 3 4 5 7



BASEMENT LEVEL - COMMERCIAL SHELL  
1785 GROSS SF / NET LEASABLE 1530 SF  
ELEVATOR AND EXTERIOR STAIRWELL NOT INCLUDED

1 2 3 4 5 7

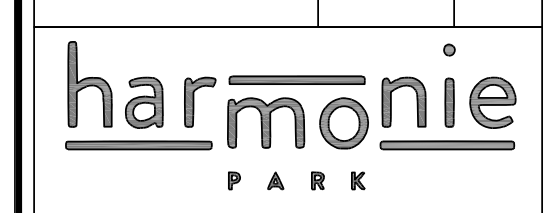


COMMERCIAL LEVEL I  
1511 SF/100 OLF = 16 OCCUPANTS TOTAL  
ELEVATOR AND STAIR NOT INCLUDED  
PORCH AREA: 232.5 SF

UTILITY: HVAC STRATEGY  
FIRE SPRINKLER

JOB No. 2008  
DATE 21 SEPT 2020

DESCRIPTION	DATE	REV.



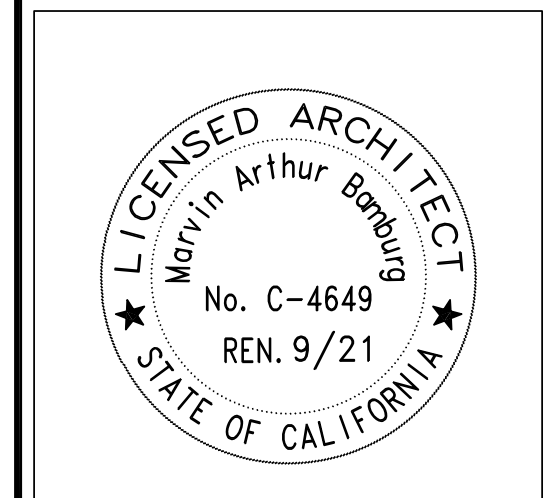
RELOCATE AND REMODEL EXISTING BUILDING

GIANANDREA HOUSE  
15011 LOS GATOS BLVD.  
LOS GATOS, CA

ARCHITECTS

MBA ARCHITECTS

1176 LINCOLN AVENUE SAN JOSE CA 95125  
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SHEET TITLE  
FLOOR PLANS  
BASEMENT  
FLOOR I

SCALE 1/4" = 1'-0"  
CAD FILE 208-FF-A2  
DRAWN BY

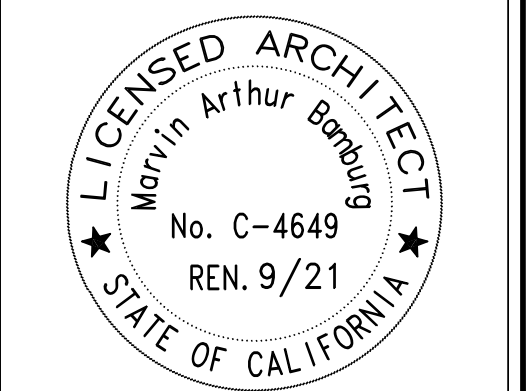
SHEET  
A2.1  
OF SHEETS

DESCRIPTION	DATE	REV.



RELOCATE AND REMODEL EXISTING BUILDING  
 GIANANDREA HOUSE  
 15011 LOS GATOS BLVD.  
 LOS GATOS, CA

**ARCHITECTS**  
 MBAArchitects Inc.  
 1176 LINCOLN AVENUE SAN JOSE CA 95128  
 PH 408/297-0266X13 FAX 408/297-0384

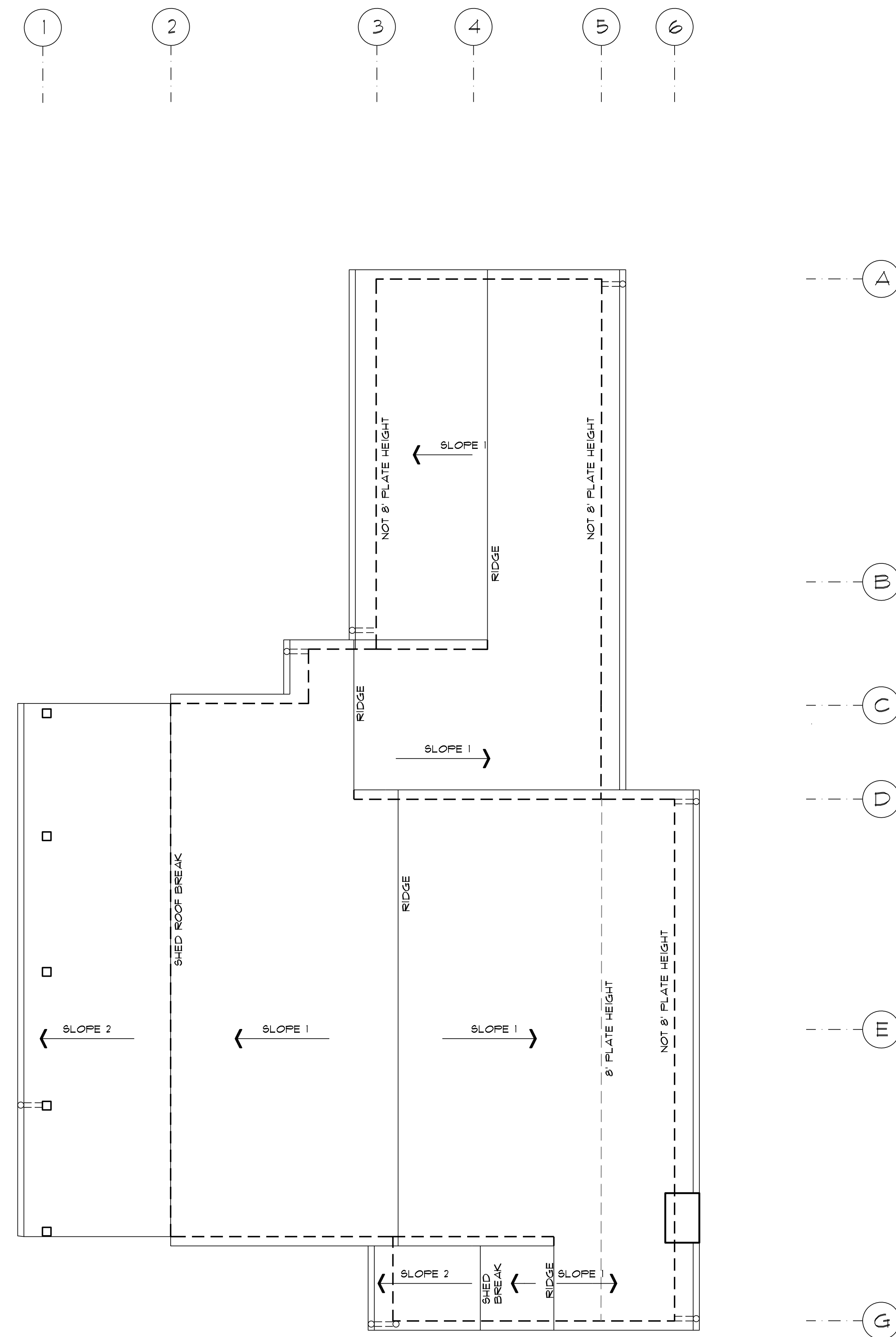
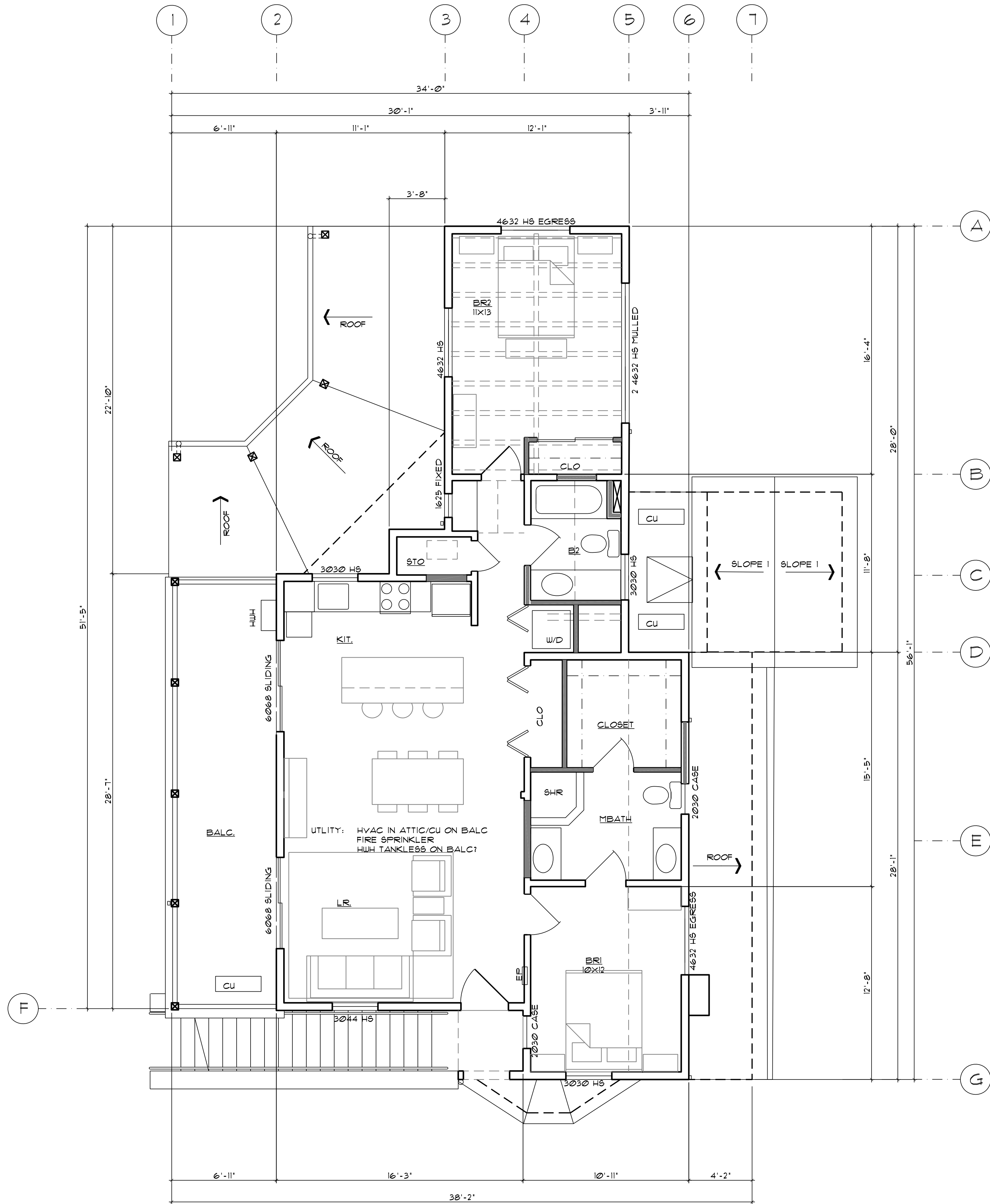


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SHEET TITLE  
**FLOOR 2  
 PLAN  
 AND  
 ROOF PLAN**

SCALE 1/4" = 1'-0"  
 CAD FILE 2008-FL-A2  
 DRAWN BY

SHEET  
**A2.2**  
 OF SHEETS

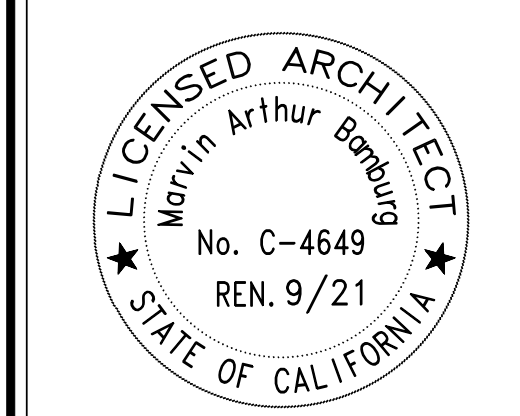


DESCRIPTION	DATE	REV.

harmonie  
 PARK

RELOCATE AND REMODEL EXISTING BUILDING  
 GIANDREA HOUSE  
 15011 LOS GATOS BLVD.  
 LOS GATOS, CA

ARCHITECTS  
 M.B.A. ARCHITECTS  
 1176 LINCOLN AVENUE SAN JOSE CA 95125  
 PH 408.297.0288X13 FAX 408.297.0384

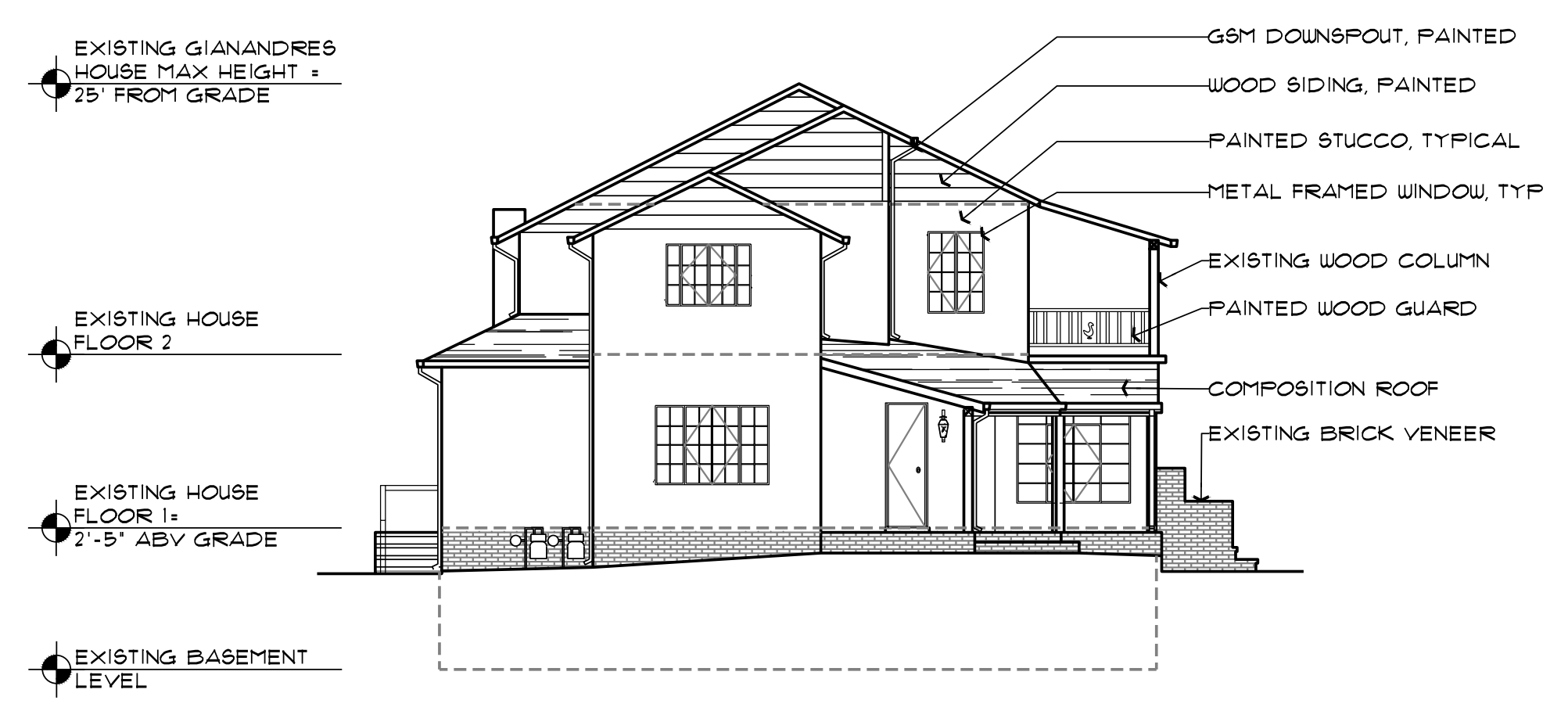


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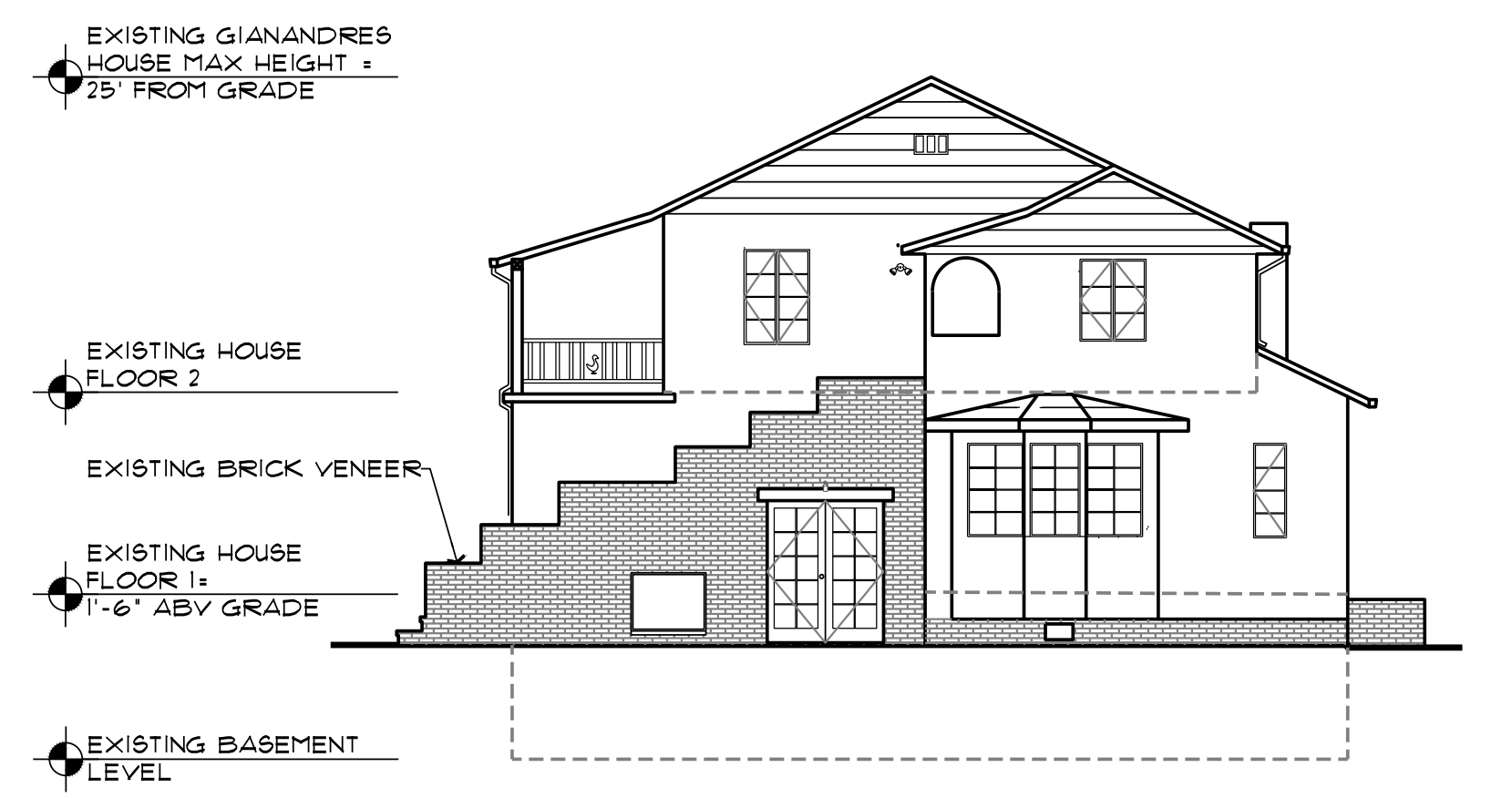
SHEET TITLE  
**EXISTING EXTERIOR ELEVATIONS**

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 CAD FILE 2020-PF-A4  
 DRAWN BY

SHEET  
**A4**  
 OF SHEETS



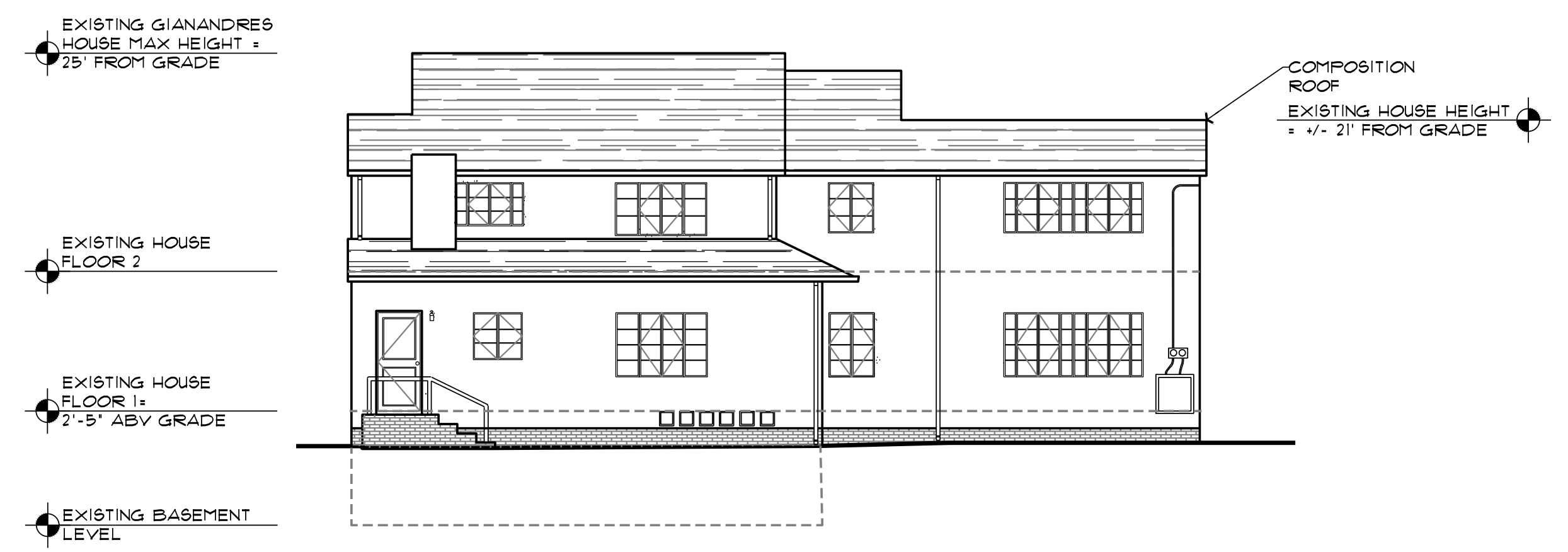
**EXISTING EAST ELEVATION**  
 SCALE: 1/8" = 1'-0"



**EXISTING WEST ELEVATION**  
 SCALE: 1/8" = 1'-0"



**EXISTING SOUTH ELEVATION**  
 SCALE: 1/8" = 1'-0"



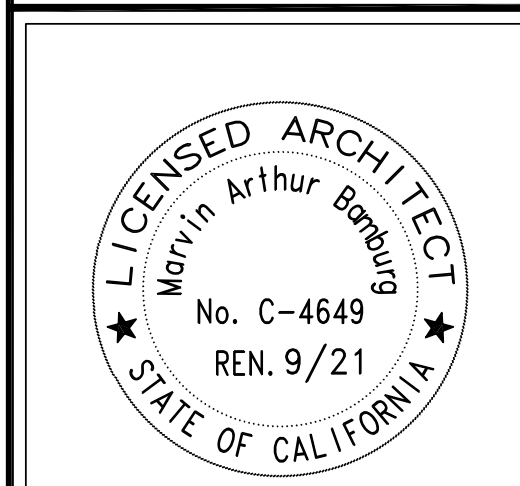
**EXISTING NORTH ELEVATION**  
 SCALE: 1/8" = 1'-0"

DESCRIPTION	DATE	REV.



RELOCATE AND REMODEL EXISTING BUILDING  
 GIANANDREA HOUSE  
 15011 LOS GATOS BLVD.  
 LOS GATOS, CA

ARCHITECTS  
**MBA**  
 MARTIN ARTHUR BARBUR ASSOCIATES INC.  
 1176 LINCOLN AVENUE SAN JOSE CA 95125  
 PH 408.297.0288 X13 FAX 408.297.0384

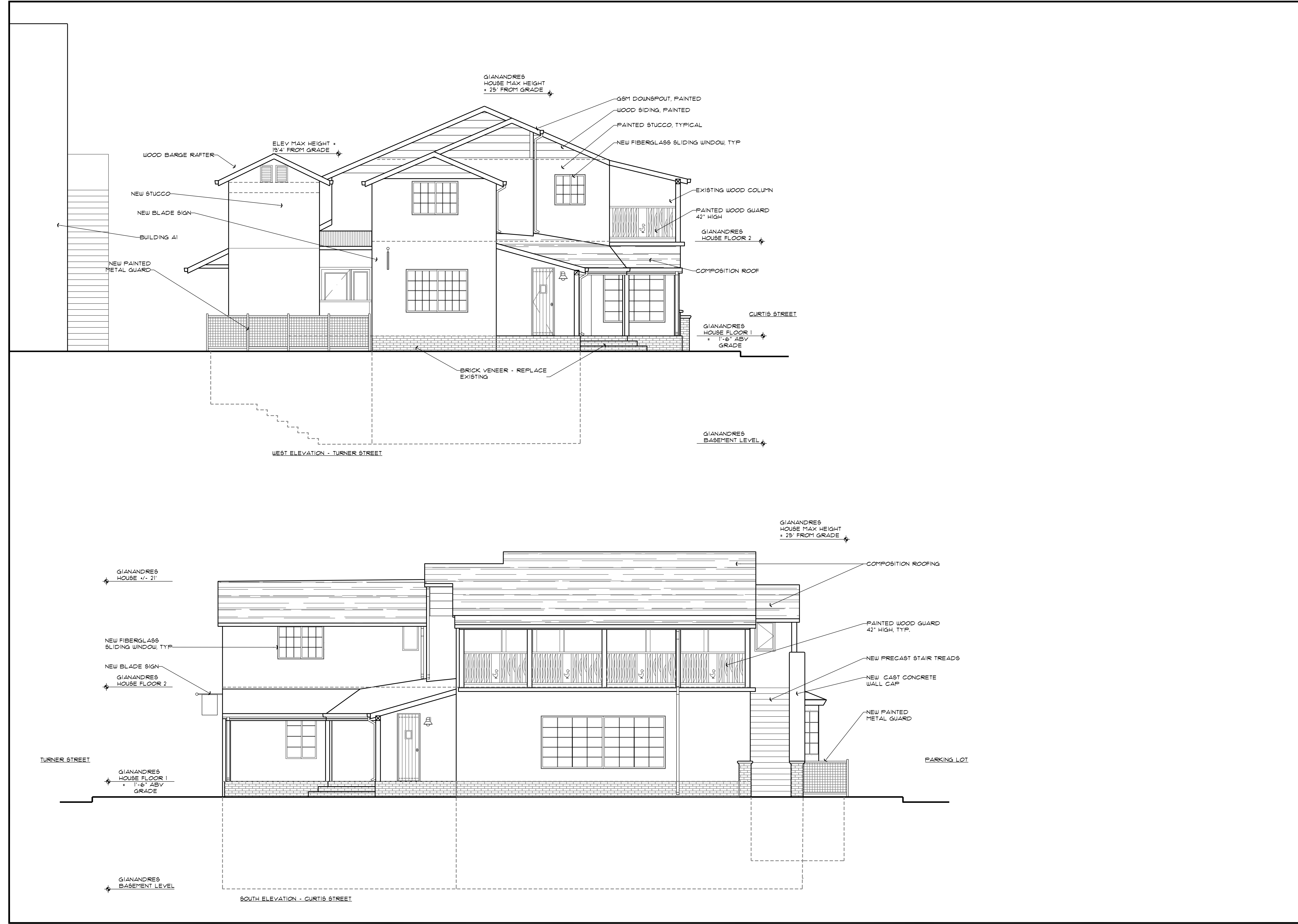


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SHEET TITLE  
**WEST & SOUTH EXTERIOR ELEVATIONS**

SCALE 1/4"=1'-0"  
 CAD FILE 2008-FF-A5  
 DRAWN BY

SHEET  
**A5.1**  
 OF SHEETS



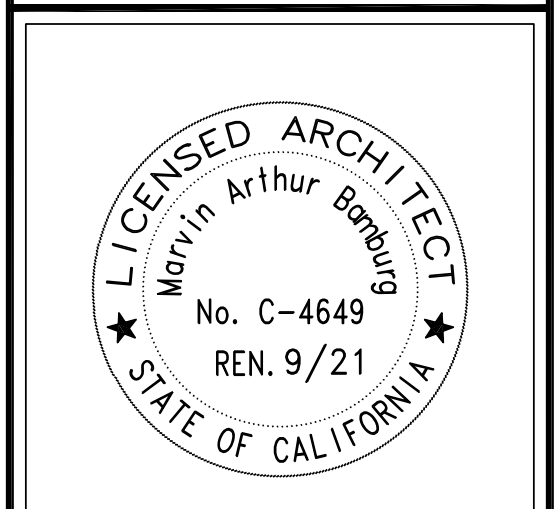


DESCRIPTION	DATE	REV.



RELOCATE AND REMODEL EXISTING BUILDING  
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 LOS GATOS, CA

ARCHITECTS  
**MBA**  
 MARTIN ARTHUR BARBERG ASSOCIATES INC.  
 1176 LINCOLN AVENUE SAN JOSE CA 95125  
 PH 408.297.0288 X13 FAX 408.297.0384

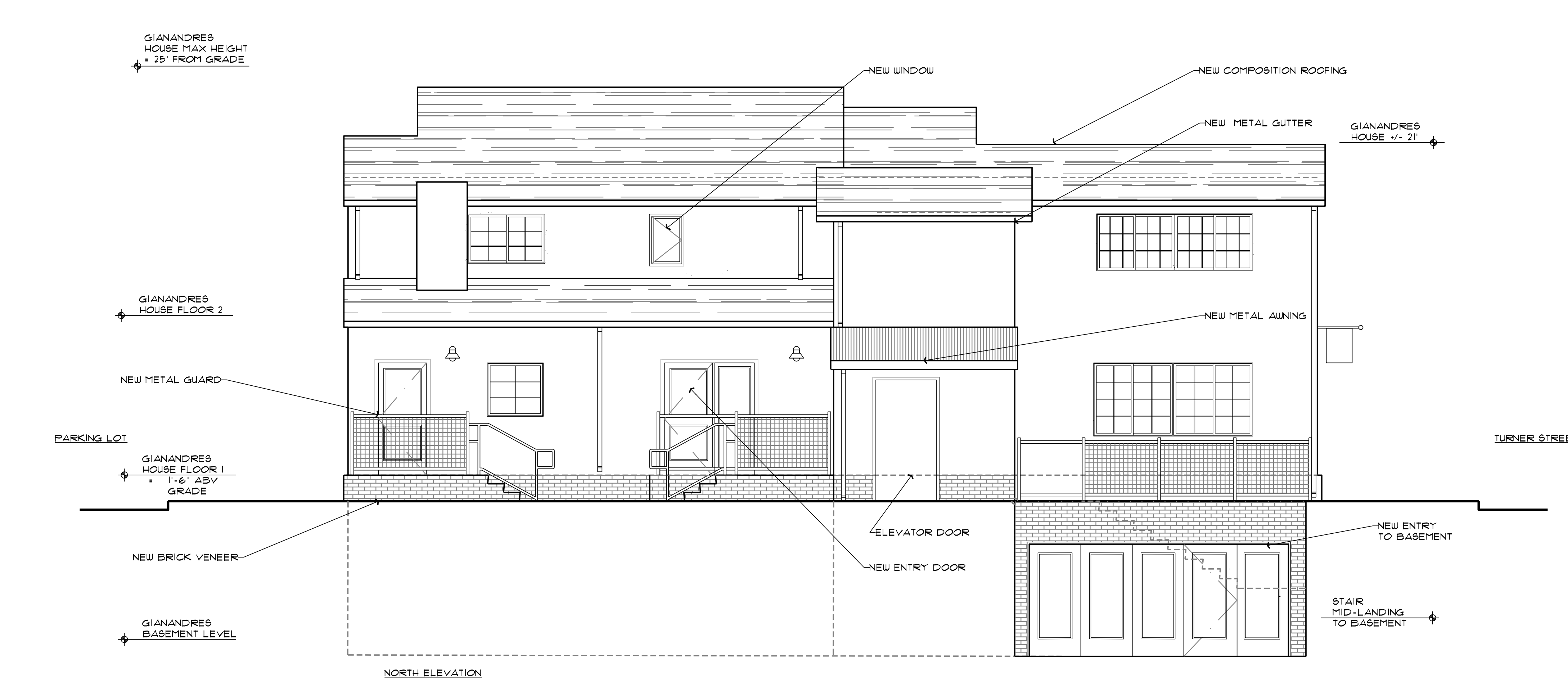
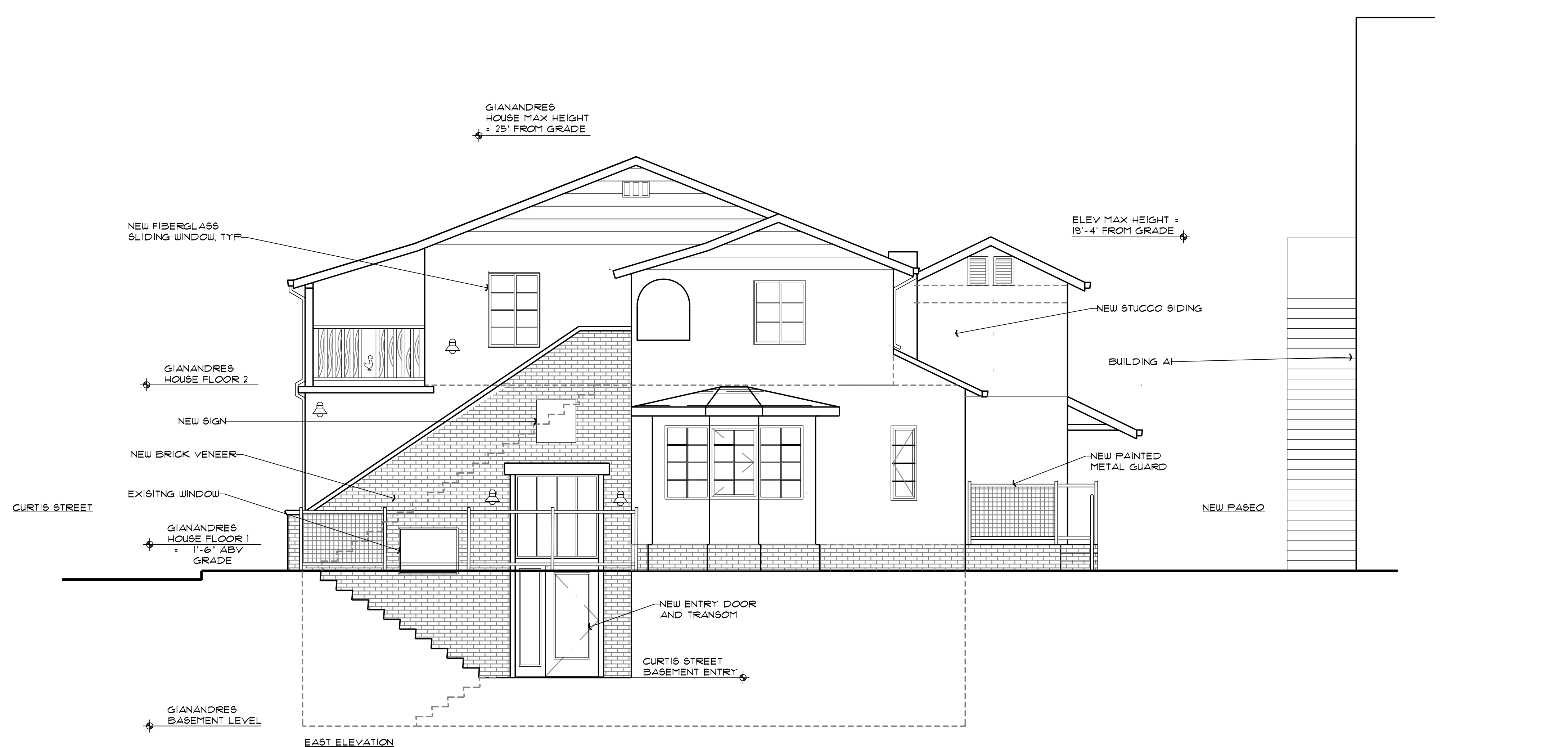


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SHEET TITLE  
**EAST & NORTH EXTERIOR ELEVATIONS**

SCALE 1/4"=1'-0"  
 CAD FILE 2008-FL-A5  
 DRAWN BY

SHEET  
**A5.2**  
 OF SHEETS





**TOWN OF LOS GATOS  
HISTORIC PRESERVATION  
COMMITTEE REPORT**

---

**MINUTES OF THE HISTORIC PRESERVATION COMMITTEE SPECIAL MEETING  
DECEMBER 16, 2020**

The Historic Preservation Committee of the Town of Los Gatos conducted a Special Meeting on December 16, 2020 at 3:00 p.m.

**This meeting was conducted utilizing teleconferencing and electronic means consistent with State of California Executive Order N-29-20 dated March 17, 2020, regarding the COVID-19 pandemic and was conducted via Zoom. All committee members and staff participated from remote locations and all voting was conducted via roll call vote. In accordance with Executive Order N-29-20, the public could only view the meeting online and not in the Council Chamber.**

**MEETING CALLED TO ORDER AT 3:01 PM**

**ROLL CALL**

Present: Vice Chair Steve Raspe, Planning Commissioner Kendra Burch, Planning Commissioner Kathryn Janoff, Committee Member Nancy Derham

Absent: None.

**VERBAL COMMUNICATIONS**

None.

Vice Chair Raspe thanked HPC Member Derham for her service on behalf of the Committee.

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

1. Approval of Minutes – November 18, 2020

3. 15 Chestnut Avenue

Minor Residential Application MR-20-012

Requesting Approval for Construction of an Addition greater than 100 square feet to an existing Second Story of a Historic Residence (Pre-1941) located on Property Zoned R-1:8. APN 510-40-155.

PROPERTY OWNER: Mahtab Fatemi and Ben Verwer

APPLICANT: Jay Plett, Architect

PROJECT PLANNER: Diego Mora

Closed Public Comment.

Committee members discussed the matter.

**MOTION:**                   **Motion by Vice Chair Steve Raspe** to forward a recommendation of approval of the above request to the Community Development Director. **Seconded by Planning Commissioner Kathryn Janoff.**

**VOTE:**                   **Motion passed unanimously, 3-0. Planning Commissioner Kendra Burch** abstained.

5. 15011 Los Gatos Boulevard

Architecture and Site Application S-20-035

Subdivision Application M-20-013

Requesting Approval for a Modification to an Existing Architecture and Site Application (S-13-090) and Subdivision Application (M-13-014) to Relocate a Historic Residence, Including the Addition of Below Grade Square Footage and the Reduction of One Housing Unit on Property Zoned North Forty Specific Plan. APN 424-56-019.

PROPERTY OWNER: Yuki Family c/o Edward Morimoto

APPLICANT: Don Capobres

PROJECT PLANNER: Jocelyn Shoopman

Jocelyn Shoopman, Associate Planner, presented the staff report.

Opened Public Comment

Applicant presented the project.

Closed Public Comment.

Committee members discussed the matter.

**MOTION:**                   **Motion by Planning Commissioner Kathryn Janoff** to forward a recommendation of approval of the above request to the Community Development Director. **Seconded by Planning Commissioner Kendra Burch.**

**VOTE:**                   **Motion passed unanimously, 4-0.**



Chef's Garden



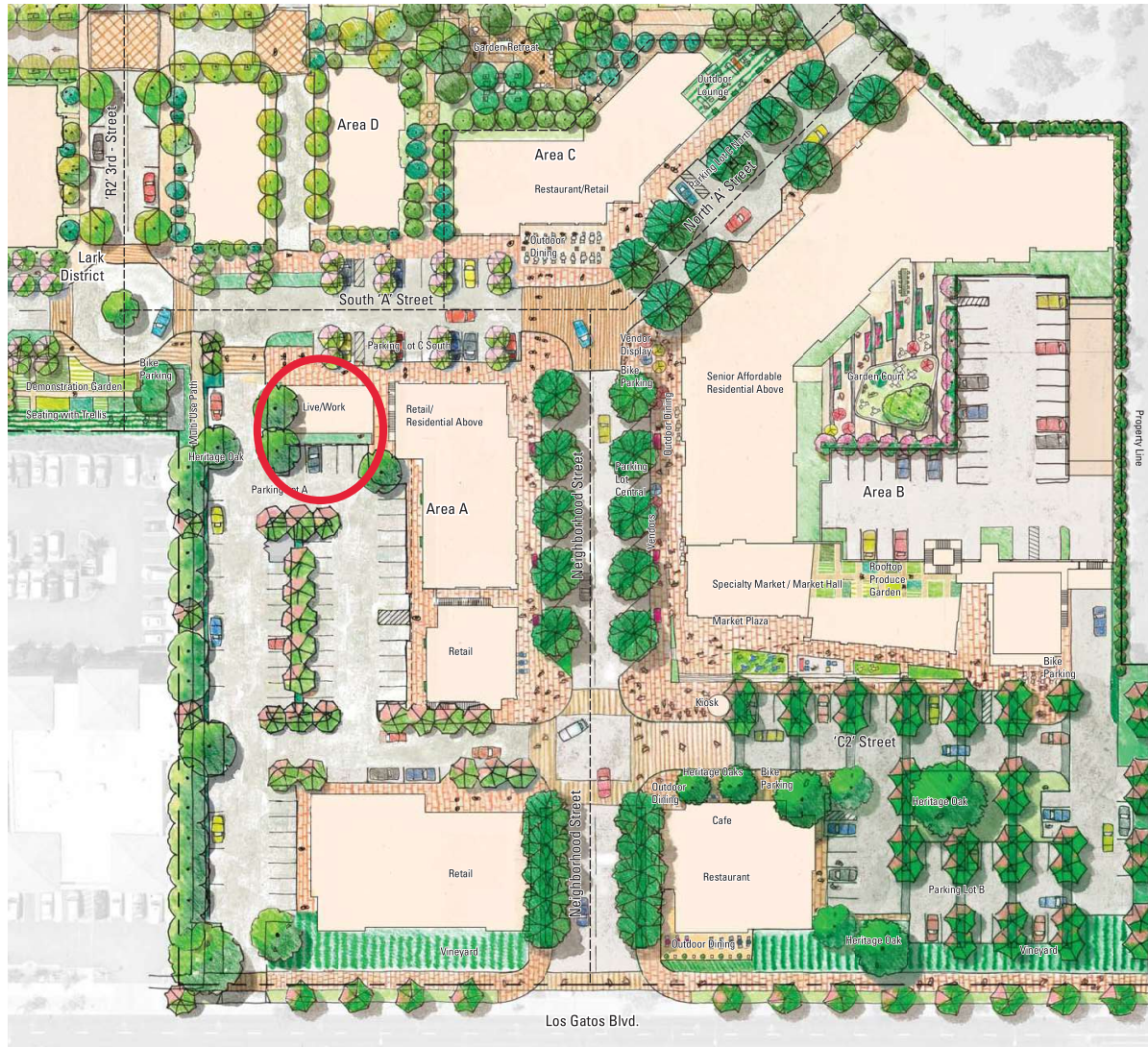
Modern Agriculture



Heritage Trees



Demonstration Vineyard



Garden Court



Outdoor Dining



Outdoor Vendors



Kiosk



Orchard Parking



NORTH FORTY

LOS GATOS, CA

Transition District  
Area A and B Landscape Plan

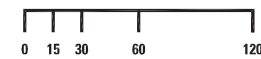


SWA San Francisco



GVES301

03.18.16

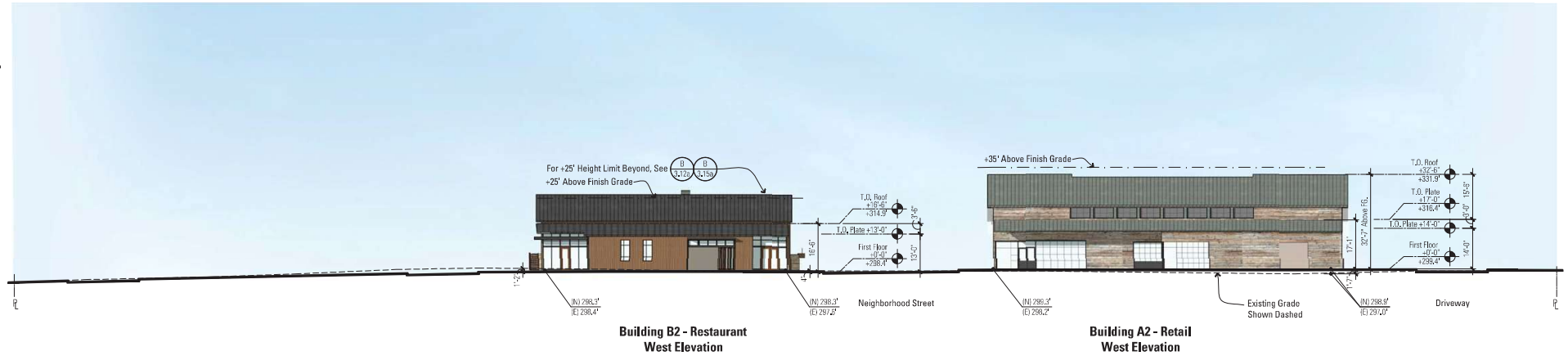


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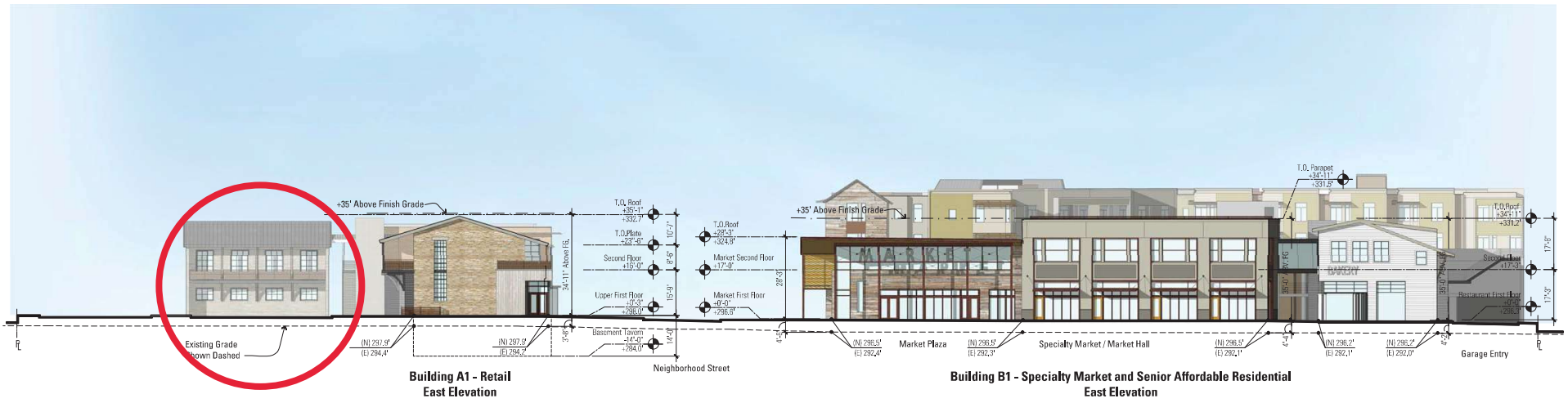








**Elevation 'A' - 'C2' Street looking East**



**Elevation 'B' - 'C2' Street looking West**

Rooftop mechanical equipment and enclosures, which are permitted above the maximum height indicated, are not depicted

**NORTH FORTY | LOS GATOS, CA**

**Transition District  
Technical Exterior Elevations - 'C2' Street**



09039

03.18.16

3.13a









**Unit Plan H - Upper Level**  
1,075 NSF (551 NSF This Level)



**Unit Plan H - Lower Level**  
1,075 NSF (524 NSF This Level)

NORTH FORTY

LOS GATOS, CA

Transition District  
Unit Area A - Loft



09039

03.18.16



3.20

**DETAILED RESIDENTIAL TABULATIONS - TRANSITION DISTRICT (AREA A, B, C)**

2/8/2016

RESIDENTIAL UNIT AND PRIVATE OPEN SPACE AREA TABULATIONS						
Residential ** (Building A1)	Net Unit Area (SF)	1st Floor	2nd Floor	3rd Floor	4th Floor	Subtotal Net Unit Area (SF)
<b>Unit Type C - 2BR, 2.5 Bath+Flex Space</b>						
Private Open Space	Area (SF):		255			
	No. of Occurrences		2			
Net Unit Area (SF) & No. of Occurrences	910		2			2 1,820
<b>Unit Type D - 1BR, 1 Bath</b>						
Private Open Space	Area (SF):		0			
	No. of Occurrences		0			
Net Unit Area (SF) & No. of Occurrences	730		3			3 2,190
<b>Unit Type E - 1BR, 1 Bath</b>						
Private Open Space	Area (SF):		0			
	No. of Occurrences		0			
Net Unit Area (SF) & No. of Occurrences	720		1			1 720
<b>Unit Type F - 2 BR, 1.5 Bath, Den</b>						
Private Open Space	Area (SF):		0			
	No. of Occurrences		0			
Net Unit Area (SF) & No. of Occurrences	1,100		1			1 1,100
<b>Unit Type G - 2 BR, 2 Bath</b>						
Private Open Space	Area (SF):		185			
	No. of Occurrences		1			
Net Unit Area (SF) & No. of Occurrences	970		1			1 970
<b>Unit Type H - LIVE/WORK LOFT</b>						
2 BR, 2 Bath, Flex Space	Area (SF):		78	109		
Private Open Space	No. of Occurrences		2	2		
Net Unit Area (SF) & No. of Occurrences	1,075		2			2 2,150
<b>Residential Total</b>			0	10	0	0 10
Private Open Space Total	Area (SF):		*** 913	0	0	0 913
Total Net Unit Area (SF)			*** 8,950	0	0	0 8,950

RESIDENTIAL UNIT AREA TABULATIONS						
Senior Affordable * (Building B1)	Net Unit Area (SF)	1st Floor	2nd Floor	3rd Floor	4th Floor	Subtotal Net Unit Area (SF)
Unit Type A1 - 1BR, 1 Bath	580			22	26	48 27,840
Unit Type A2 - 1BR, 1 Bath	680			1		1 680
Unit Type B1 - 2BR, 1 Bath (Manager)	875				1	1 875
<b>Senior Affordable Total</b>		0	0	23	27	50
Total Net Unit Area (SF)		0	0	13,140	15,935	29,395

\* Note:  
Private Open Space is not typically provided at Senior Affordable by Eden Housing; Common and Public Open Space will be provided instead for

	1 Bedroom Unit	2 Bedroom Unit	Total Units	Total Area
Residential (Building A1)	6	4	10	
Senior Affordable (Building B1)	49	1	50	
TRANSITION DISTRICT - Area A,B,C				
<b>TOTAL</b>	<b>55</b>	<b>5</b>	<b>60</b>	<b>38,345</b>

(2 of the 2 Bedroom Units in Building A1 are Live/Work Lofts.)

\*\* Notes:  
For additional information on patio and deck sizes at Residential, see Floor Plans on Sheet 3.5 and 3.7, and Unit Plans on Sheets 3.18 to 3.21; for additional Open Space tabulations see Sheets 6.4 and 6.5

\*\*\* Notes:  
Unit H1 are loft units that have 2 levels, the 2nd Floor is the total unit area, Open Space Area and Quantities.  
For partial 1st Floor tabulation - 524 NSF per unit on lower level x 2 units = 1048 NSF  
For partial 1st Floor Open Space - 78 SF per unit on lower level x 2 units = 156 SF



November 4, 2020

Mr. Joel Paulson  
Community Development Director  
Town of Los Gatos Planning Department  
110 E. Main St.  
Los Gatos, California 95031

Re: Letter of Justification – Move of Gianandrea House Relocation and Rehabilitation

Dear Mr. Paulson:

We are pleased to submit our Architecture and Site Plan application for the move of the Gianandrea House which is currently located at 14919 Los Gatos Boulevard. Harmonie Park Development is developing the retail portion of the approved first phase of the North 40 which we now call The Junction and, working with the Yuki Family, identified and performed due diligence on the site to which the Gianandrea House is proposed to be relocated. We believe relocating the Gianandrea House to this location will: 1) help with our efforts with place-making and creating an authentic feel for The Junction; 2) provide a nice transition from the residential Lark District to the mixed-use Transition District in the North 40 Specific Plan area, and 3) celebrate the Family's multi-generational presence in Los Gatos.

As summarized in our Project Description, the impacts of the relocation will include a loss of an estimated 11 parking spaces to the larger retail project and some minor reductions in building setbacks. We feel these changes are outweighed by the positive attributes of the project. These include preserving (without any legal requirement) a piece of the North 40 history; using an actual structure on the North 40 to create an authentic sense of place in an otherwise new development, and maintaining the Town's vision for a live-work use in the Transition District of the North 40.

We look forward to being able to move this project forward.

Sincerely,

A handwritten signature in blue ink that reads "A. Don Capobres".

A. Don Capobres

cc: Edward Morimoto, Yuki Family Farms



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## Gianadrea House Move Project Description

Updated April 26, 2021

The proposed project is to move an existing two-story single family residential building from its current location at 14919 Los Gatos Boulevard ("Gianandrea House") to the southwest portion of APN 424-56-019 which is commonly referred to as Building A1 West/live-work in the approved first phase of development in the North 40 Specific Plan Area ("Relocation Site"). The existing location and Relocation Site are shown on an aerial map of the North 40 in [Exhibit A](#).

The Gianandres House was constructed by the Gianandres family sometime within a few years prior to the Yuki family acquiring land in 1945. It was never occupied until the Yuki's purchased it. While the individual building does not hold any official historical significance<sup>1</sup> and there are no specific requirements for it under the North 40 Specific Plan, the Yuki Family is interested in preserving it. Recent images of the House are included in [Exhibit B](#).

Harmonie Park Development is developing the retail portion of the approved first phase of the North 40 and, working with the Yuki Family, identified and performed preliminary due diligence on the Relocation Site which is also owned by the Yuki Family. We believe relocating the Gianandres House to this location will: 1) help with our efforts with place-making and creating an authentic feel for the new development; 2) provide a nice transition from the residential Lark District to the mixed-use Transition District, and 3) celebrate the Family's multi-generational presence in Los Gatos.

The relocated house will be used as the office for Yuki family business on the ground floor and will remain as residential use on the second floor. This is consistent with the mixed-use nature of the buildings that were approved in Phase 1 for A1 West. In addition, we are proposing retail/commercial space in a subterranean level ("Basement Retail").

The impact of the project to the existing approved entitlements for building A1 West, is as follows:

- Total floor area increases from **2,611** square feet to 4,101 net square feet. Of this, 1,477 will be for Yuki family business office use on the ground floor and the Basement Retail would be 1,530 net leaseable SF.
- Parking. To accommodate the configuration of the Gianadrea House in comparison to A1 West, the parking field located behind Building A1 requires alteration. The result is a loss of eleven (11) parking stalls. Justification for the reduction is that the entire retail portion of Phase I of the North 40 will continue to have an excess of 162 stalls even with the reduction due to the Gianadrea House. The uses in the North 40 Phase I application required 871 parking stalls. The site previously proposed 1044 stalls. The site will have 1033 stalls if the Gianadrea House move project is approved. There were no requirements to dedicate specific

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<sup>1</sup> According to the North 40 Specific Plan Historic Resources Technical Report, by Carey & Co., Inc., dated November 12, 2013, the "building does not appear to be individually eligible under the NRHP/CRHR Criteria B/2, C3 or d/4" and "(c)onstructed c. 1925, the house does not appear to be a significant example of an architectural type."

stalls for exclusive use of certain buildings (other than the 50 senior affordable units), thus all retail parking stalls are accessible for public use.

- Loss of one residential unit in Phase I of the North 40. Building A1 West was two live-work units. The proposed Gianadrea House will have one residential unit on the second floor. We understand that the Town is facing a housing shortage, however, justification for the reduction of the housing unit is that by preserving the Gianadrea House, we are actually ensuring the preservation of one housing unit that would likely be demolished as the remainder of the North 40 is developed.
- Total open space for Area A1 increases by 337 square feet (to 9,270 sf) in comparison to what was approved for Area A1 in the approved Phase I application. The layout also provides for additional place-making opportunities are now available compared to the approved plans.
- Building height would be lower. It is 33'-7" from finished grade in the approved plans. The Gianandres House is approximately 25' from finished grade (final height dependent upon final foundation design).



# Exhibit A - Context



Proposed Location

Existing Location

## OVERALL SITE PLAN - PHASE I & II



**EXHIBIT B – RECENT PHOTOGRAPHS OF GIANANDRES HOUSE**



*Figure 1 West Elevation*



*Figure 2 South Elevation*





Figure 3 - East Elevation



Figure 4 North Elevation

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# ABBREVIATIONS

AB	ANCHOR BOLT	LF	LINEAL FOOT
AC	ASPHALTIC CONCRETE	LG	LONG
ACOUNT	ACOUSTICAL	LKR	LOCKER
ADD	ADDENDUM	LT	LIGHT
ADJ	ADJUSTABLE	MAX	MAXIMUM
AGGR	AGGREGATE	M.B.	MACHINE BOLT
AHJ	AUTHORITY HAVING JURISDICTION	M.C.	MEDICINE CABINET
AL	ALTERNATE	MCH	MECHANICAL
ALUM	ALUMINUM	MEMB	MEMBRANE
APPROX	APPROXIMATELY	MET	METAL
ARCH	ARCHITECT	MFG	MANUFACTURE(R)
ANGLE	ANGLE	MH	MANHOLE
BD	BOARD	M.I.	MALLEABLE IRON
BLDG	BUILDING	MIN	MINIMUM
BLK/G	BLOCKING	MIR	MIRROR
BT	BEAM	MISC	MISCELLANEOUS
BOT	BOTTOM	MSON	MASONRY OPENING
BOW	BACK OF WALK	MTD	MOUNTED
B&L	BUILDING SETBACK LINE	MUL	MULLION
B&FL	BACKSPASH	N	NORTH
BTW	BETWEEN	(N)	NORTH
BUR	BUILT UP ROOFING	N.E.C.	NATIONAL ELECTRIC CODE
B.W.	BOTH WAYS	N.I.C.	NOT IN CONTRACT
CAB	CABINET	NO.	NUMBER
C.A.H.	CLEAR ALL HEART	NOH	NOMINAL
C.B.	CATCH BASIN, CORNER BEAD	N.T.S.	NOT TO SCALE
C.B.C.	CALIFORNIA BUILDING CODE	O	OVER
C.C.	CENTER TO CENTER	O.A.	OVERALL
C.C.R.	CALIFORNIA CODE OF REGULATION	OBSC	OBSCURE
CEN	CENTER	O.C.	ON CENTER
C.I.	CAST IRON	OD	OUTER DIMENSION (DIA)
C.J.	COLD JOINT, CONTROL JOINT	OFF	OFFICE
CLG	CELLULOSE	OH	OVER-HEAD, OVERHANG
CLKG	CAULKING	OPG	OPENING
CLO	CLOSET	OPF	OFFSHOULDER
CLR	CLEAR	OZ	OUNCE
C.M.C.	CALIFORNIA MECHANICAL CODE	P.C.	PLUMBING CONTRACTOR
C.M.P.	CORRUGATED METAL PIPE	P.F.B.	PLASTIC FINISH BOARD
C.M.U.	CONCRETE MASONRY UNIT	FL, E	FLUTE, PROPERTY LINE
COL	COLUMN	FLAS	FLASTER
CONC	CONCRETE	FLYUD	FLYWOOD
CONN	CONNECTION	FOL	FOLISHED
CONSTR	CONSTRUCTION	FR	PAIR
CONT	CONTINUOUS	FRCAST	PRECAST
CONC.	CALIFORNIA OFFICE OF NOISE CONTROL	FT	POINT
C.O.T.G.	CLEANOUT TO GRADE	P.T.D.	PAPER TOWEL DISPENSER
C.P.C.	CALIFORNIA PLUMBING CODE	P.T.D.F.	FIREBURE TREATED DOUGLAS FIR
CRT	CARPET	P.T.D.R.	COMBINATION P.T.D. & P.T.R.
C.T.	CERAMIC TILE	PTN	PARTITION
C.T.S.	CENTER	P.T.R.	PAPER TOWEL RECEPTACLE
CT&K	COUNTERSINK	P.U.E.	PUBLIC UTILITY EASEMENT
CU	CONDENSING UNIT	Q.T.	QUARRY TILE
Q	CENTERLINE	R	RISER
DBL	DOUBLE	R.A.	RETURN AIR
DET	DETAIL	RAD	RADIATOR
D.F.	DOUGLAS FIR	R.A.G.	RETURN AIR GRILLE
D.F.	DRINKING FOUNTAIN	R.C.P.	REINFORCED CONCRETE PIPE
DIA.	DIAMETER	R.D.	ROOF DRAIN
DIAG	DIAGONAL	REF	REFERENCE
DIM	DIMENSION	REINF	REINFORCED(ING)
DISP	DISPENSER, DISPOSER	RES	RESINUS FLOORING
DN	DOWN	RET	RETAINING
DO	DITTO	REQ	REQUIRED
DR	DRY	RESIL	RESILIENT
D.S.	DOWN SPOUT	RFG	REFRIGERATOR
DW	DISHWASHER	RGR	REGISTER
DWS	DRAWING	RJ	ROOM
DUR	DRAWER	RJ	ROUGH
E	EAST	R.O.	ROUGH OPENING
E.A.	EACH	RESAU	RESAULT
ELEC	EXPANSION JOINT	RUL	RAINWATER LEADER
ELEC	ELECTRICAL	RUD	REDWOOD
EL	ELEVATION	R/W	RIGHT OF WAY
ELEV	ELEVATOR	S	SOUTH
EMER	EMERGENCY	SAD	SEE ARCHITECTURAL DUGS
EN	EDGE NAILING	S&D	SEE STRUCTURAL DRAWINGS
ENCL	ENCLOSURE	S&R	SUPPLY AIR REGISTER
EQ	EQUAL	SA91	SELF-ADHERED SHEET MEMBRANE
EOP	EQUIPMENT	SC	SOLID CORE
EW.C.	ELECTRIC WATER COOLER	S.C.D.	SEAT COVER DISPENSER
EW	EACH WAY	S.D.	SOAP DISPENSER
(E)EXIST	EXISTING	SECT	SECTION
EXP	EXPANSION	SF	SQUARE FEET
EXPO	EXPOSED	SH	SHELF
EXT	EXTERIOR, EXTENSION	SHR	SHOWER
F.A.	FIRE ALARM UNIT	SHIT	SHEET
FAU	FORCED AIR UNIT	SHTG	SHOOTING
F.B.	FLAT BAR	SIM	SIMILAR
F.C.	FRAMING CLIP	S.M.S.	SHEETMETAL SCREWS
F.C.O.	FLOOR CLEANOUT	SND	SANITARY NAPKIN DISPENSER
F.D.	FLOOR DRAIN	SNR	SANITARY NAPKIN RECEPTACLE
FDC	FIRE DEPT. CONNECTION	S.O.V.	SHUT-OFF VALVE
FDN	FOUNDATION	S.F.	SHELF & POLE
F.E.	FIRE EXTINGUISHER	SQ	SQUARE
F.F.	FACE OF FRAME, FACEFRAME, FINISH FLOOR	S.S.	SELECT STRUCTURAL
F.F.A.	FREE FLOW AREA	SS	STAINLESS STEEL
F.F.G.	FINISH GRADE	S&S	SERVICE SINK
F.G.L.	FIXED GLASS	ST	STREET
FN	FINISH	STA	STATION
FL	FLOOR	STD	STANDARD
FLASH	FLASHING	STL	STEEL
FLUOR	FLUORESCENT	STO	STORAGE
F.O.C.	FACE OF CONCRETE	STR	STRUCTURAL
F.O.F.	FACE OF FINISH	SUSP	SUSPENDED
F.O.M.	FACE OF MASONRY	SV	SHEET VINYL FLOORING
F.O.S.	FACE OF STUD	SU	SHEAR WALL
F.O.	FACE OF OPENING	SYM	SYMMETRICAL
F.P.F.	FIREPROOF	T.	TEMPERED
F.R.T.	FIRE RETARDANT TREATED	T.B.	TOUPEL BAR
FR	FIRE RATED(ING)	T & B	TOP & BOTTOM
FTG	FOOTING	TC	TOP OF CURB
FT	FOOT	TEL	TELEPHONE
FUR	FURRING	TER	TERRAZZO
FUT	FUTURE	T & G	TONGUE & GROOVE
GA	GAUGE	TH	THRESHOLD
GAL	GALLON	THK	THICK
GALV	GALVANIZED	T.O.P.	TOP OF PLATE
GB	GRAB BAR	T.P.	TOP OF PAVEMENT
GLB	GULLIAM BEAM	T.P.D.	TOILET PAPER DISPENSER
G.I.	GALVANIZED IRON	TRD	TRAIL
GL	GLASS	T.S.	TUBULAR STEEL
GLD	GROUND	T.S.B.	TOP-SET BASE
GR	GRADE	T.V.	TELEVISION
GSM	GALVANIZED SHEET METAL	T.W.	TOP OF WALL
GWB	GYP(SUM) WALLBOARD	TYP	TYPICAL
GYP	GYP(SUM)	UNF	UNFINISHED
H.B.	HOSE BIBB	UNO, UON	UNLESS NOTED OTHERWISE
H.C.	HOLLOW CORE	UR	URN
H.D.	HOLLOW	V.C.P.	VITRIOUS CLAY PIPE
HDUR	HARDWARE	V.G.T.	VINTYL COMPOSITION TILE
HDWD	HARDWOOD	VERT	VERTICAL
HGT	HEIGHT	VEST	VESTIBULE
H.M.	HOLLOW METAL	V.G.	VERTICAL GRAIN
HORIZ	HORIZONTAL	V.F.	VERIFY IN FIELD
HR	HANDRAIL	V.T.R.	VENT THRU ROOF
HR	HOUR	VUIC.	VINTYL WALL COVERING
HRD	HOT DIPPEED GALVANIZED	W	WEST, WASHER
HWH	HOT WATER HEATER	W	WITH
I.A.W.	IN ACCORDANCE WITH	W.C.	WATER CLOSET
I.D.	INCH, DIMENSION	W.D.	WINDOW DIMENSION
IN	INCH, INCHES	WI	WROUGHT IRON
INSUL	INSULATION	WIF	WOVEN WIRE FABRIC
INT	INTERIOR	W/O	WITHOUT
INV	INVERT	W.P.	WATERPROOF
ISA	INTERNATIONAL SYMBOL	W.S.	WOOD SCREWS
ISB	ACCESSIBILITY	W.S.COT	WAINSCOT
JAN	JANITOR	W.U.	WOOD
JST	JOIST	WUM	WESTERN RED CEDAR
JT	JOINT	WWT	WET
KIT	KITCHEN	WWT	WET
LAB	LABORATORY	WWT	WET
LAM	LAMINATED	WWT	WET
LAV	LAVATORY	WWT	WET
LB.	FOUND(S)	WWT	WET

# ARCH & SITE APPLICATION

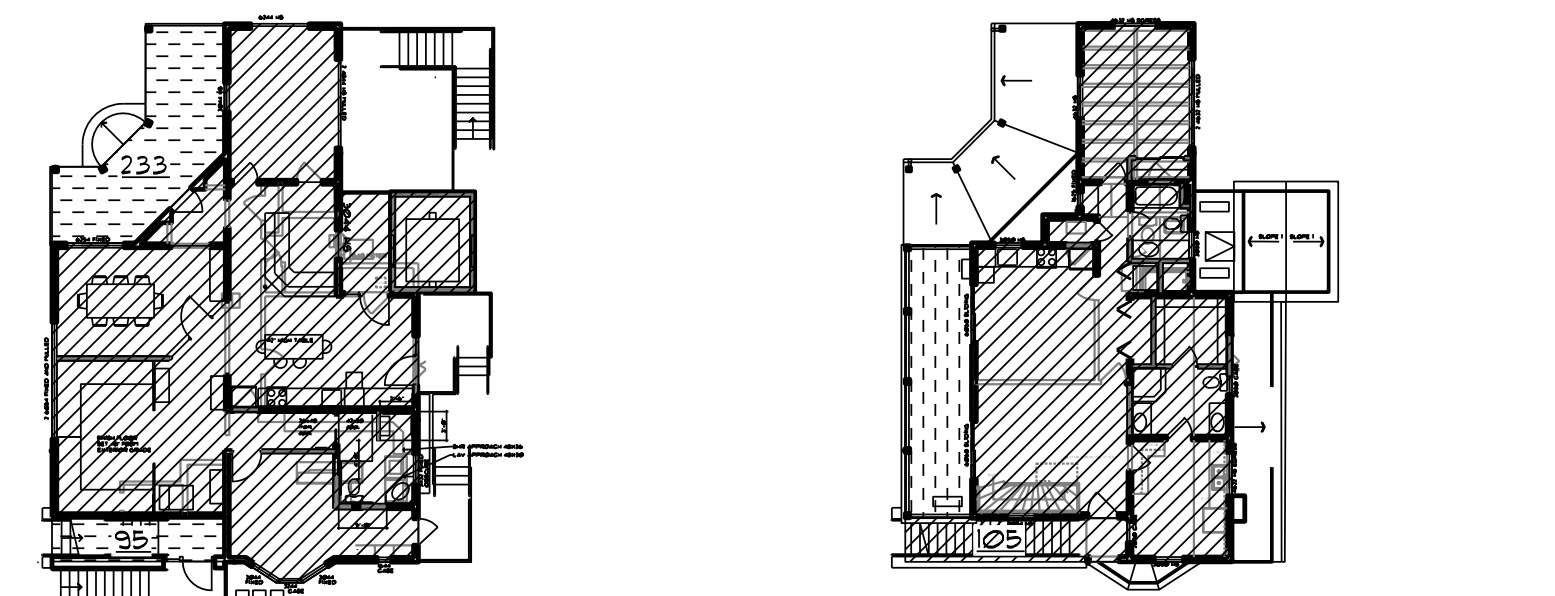
## GIANANDREA HOUSE

### RELOCATION AND RESTORATION

BUILDING USE	USE	SIZE HABITABLE	INTERIOR UNCONDITIONED	EXTERIOR UNCONDITIONED
BASEMENT	A/B OCCUPANCY	1530 CONDITIONED	295 SF. STAIR/UTIL 141 SF. ELEV/LAND.	173 SF. COURTYARD
FLOOR 1	OFFICE B OCCUPANCY	1,411 SF.	141 SF. ELEV/LAND.	233 SF. PORCH.
FLOOR 2	SINGLE RESIDENTIAL UNIT R-3	1,094 SF.		191 SF. ROOFED BALC 109 SF. STAIR/LAND.
TOTAL		4101 SF.	549 SF.	708 SF.

**GROSS FLOOR AREA:**  
FLOOR 1: 1624 SF  
FLOOR 2: 1193 SF  
TOTAL 2823 SF

**SITE COVERAGE:**  
FLOOR 1: 1624 SF BUILDING  
STAIR & ROOFED PORCH: 328 SF  
TOTAL 1952 SF/4115 SF = .41 OR 41%



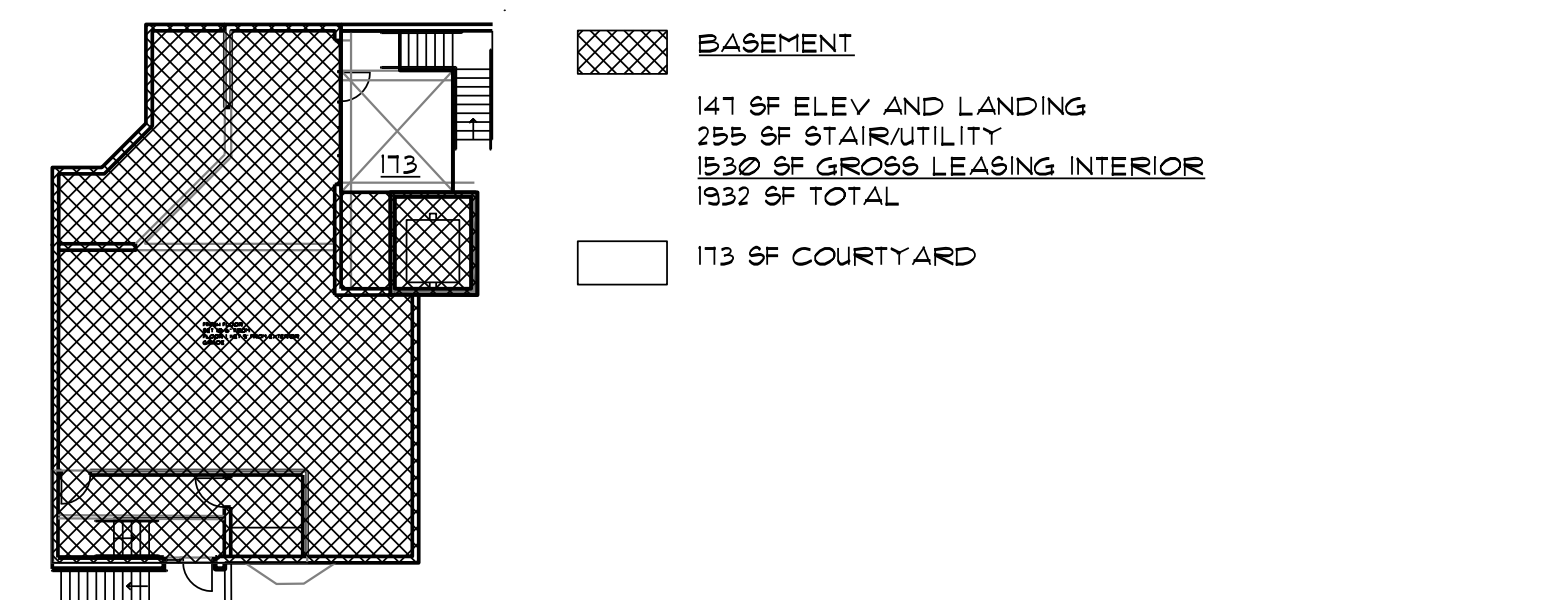
**FLOOR 1**  
1624 SF GROSS

**FLOOR 2**  
1193 SF GROSS FLOOR AREA

**GROSS FLOOR AREA:**  
141 SF ELEV AND LANDING  
1411 SF OFFICE  
233 SF ROOFED PORCH  
95 SF BASEMENT ACCESS STAIR

**191 SF ROOFED BALCONY**

**COUNT FOR GROSS FLOOR AREA FLOOR 1 AND FLOOR 2**



**BASEMENT**  
141 SF ELEV AND LANDING  
295 SF STAIR/UTILITY  
1530 SF GROSS LEASING INTERIOR  
1932 SF TOTAL

**173 SF COURTYARD**



FAMILY SKETCH FROM 1951

# INDEX OF DRAWINGS

SHEET	SEQUENCE	DESCRIPTION
G0	1	COVER SHEET
G3	2	SITE DETAILS
<b>CIVIL</b>		
C0	3	COVER
C1	4	SITE PLAN
C2	5	PARCEL LAYOUT
C3	6	PRELIMINARY GRADING PLAN
C4	7	WATER MANAGEMENT
<b>LANDSCAPE</b>		
L1	8	LANDSCAPE PLAN

<b>ARCHITECTURAL</b>		
A1	9	EXISTING FLOOR PLANS
A2.1	10	FLOOR PLAN BASEMENT AND FLOOR 1
A2.2	11	FLOOR 2 PLAN AND ROOF PLAN
A4	12	EXISTING EXTERIOR ELEVATIONS
A5.1	13	WEST AND SOUTH EXTERIOR ELEVATIONS
A5.2	14	EAST AND NORTH EXTERIOR ELEVATIONS
A6	15	SECTIONS

# CONSULTANTS

**CIVIL ENGINEERING:**  
JACQUELYN BAYS  
MACKAY & SOMPS CIVIL ENGINEERS, INC.  
5142 FRANKLIN DRIVE, SUITE B,  
PLEASANTON, CA 94588

TEL: 925-225-0690  
EMAIL: JBAYS@MCE.COM

**LANDSCAPE ARCHITECTURE:**  
MELISSA WILLMANN, RLA  
SENIOR ASSOCIATE  
VAN DORN ABED, LANDSCAPE ARCHITECTS, INC.  
81 14TH STREET, SF, CA 94103

TEL: 415-294-8650  
EMAIL: MELISSA@VALAINC.COM

# GENERAL

EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS WAS OBTAINED FROM FIELD NOTES. VERIFY ALL EXISTING CONDITIONS AND NOTIFY THE ARCHITECT OF ALL EXCEPTIONS BEFORE PROCEEDING WITH THE WORK.

PERFORM ALL WORK IN CONFORMANCE WITH ALL LOCAL, COUNTY, STATE AND FEDERAL CODES, LAWS AND REGULATIONS APPLICABLE TO THIS WORK. CONNECTIONS AND IMPLIED CONSTRUCTION ASSEMBLIES THAT ARE NOT SPECIFICALLY DESCRIBED OR DETAILED SHALL BE CONSTRUCTED USING STANDARD CONSTRUCTION PRACTICES IN COMPLIANCE WITH THE GOVERNING CODES AND ORDINANCES.

CONTRACTOR SHALL REPORT DISCREPANCIES IN THE DRAWINGS TO THE ARCHITECT FOR PROPER ADJUSTMENT BEFORE PROCEEDING WITH THE WORK.

CONTRACTOR SHALL CHECK AND VERIFY DIMENSIONS, ELEVATIONS AND EXISTING CONDITIONS ON THE JOB SITE BEFORE WORK BEGINS. CONTRACTOR SHALL BRING ANY ERRORS, OMISSIONS OR DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT BEFORE CONSTRUCTION BEGINS.

DIMENSIONS WRITTEN IN PLANS TAKE PRECEDENCE OVER DIMENSIONS SCALED FROM DRAWINGS IN PLANS.

WHEN DETAILS LABELED 'TYPICAL' OR 'SIMILAR' ARE GIVEN ON DRAWINGS, THE CONTRACTOR SHALL APPLY THE INTENT OF THE DETAIL TO THAT SPECIFIC CONDITION.

PERFORM ANY REQUIRED DEMOLITION WITH GREAT CARE AND WITH SMALL TOOLS IN ORDER NOT TO JEOPARDIZE STRUCTURES AND EQUIPMENT REMAINING. IF STRUCTURAL MEMBERS NOT SHOWN FOR REMOVAL INTERFERE WITH THE NEW WORK, IMMEDIATELY NOTIFY THE ARCHITECT AND OBTAIN APPROVAL BEFORE REMOVAL OF THE MEMBERS.

SCHEDULE AND COORDINATE THE DEMOLITION AND NEW CONSTRUCTION PROCEDURES TO PERMIT CONTINUED OPERATION OF ALL FACILITIES REQUIRED TO REMAIN OPEN.

SAFELY SHORE THE EXISTING CONSTRUCTION TO REMAIN WHENEVER NECESSARY FOR THE NEW WORK.

# PROJECT INFORMATION

ACCESSOR'S PARCEL NUMBER: 424-01-022

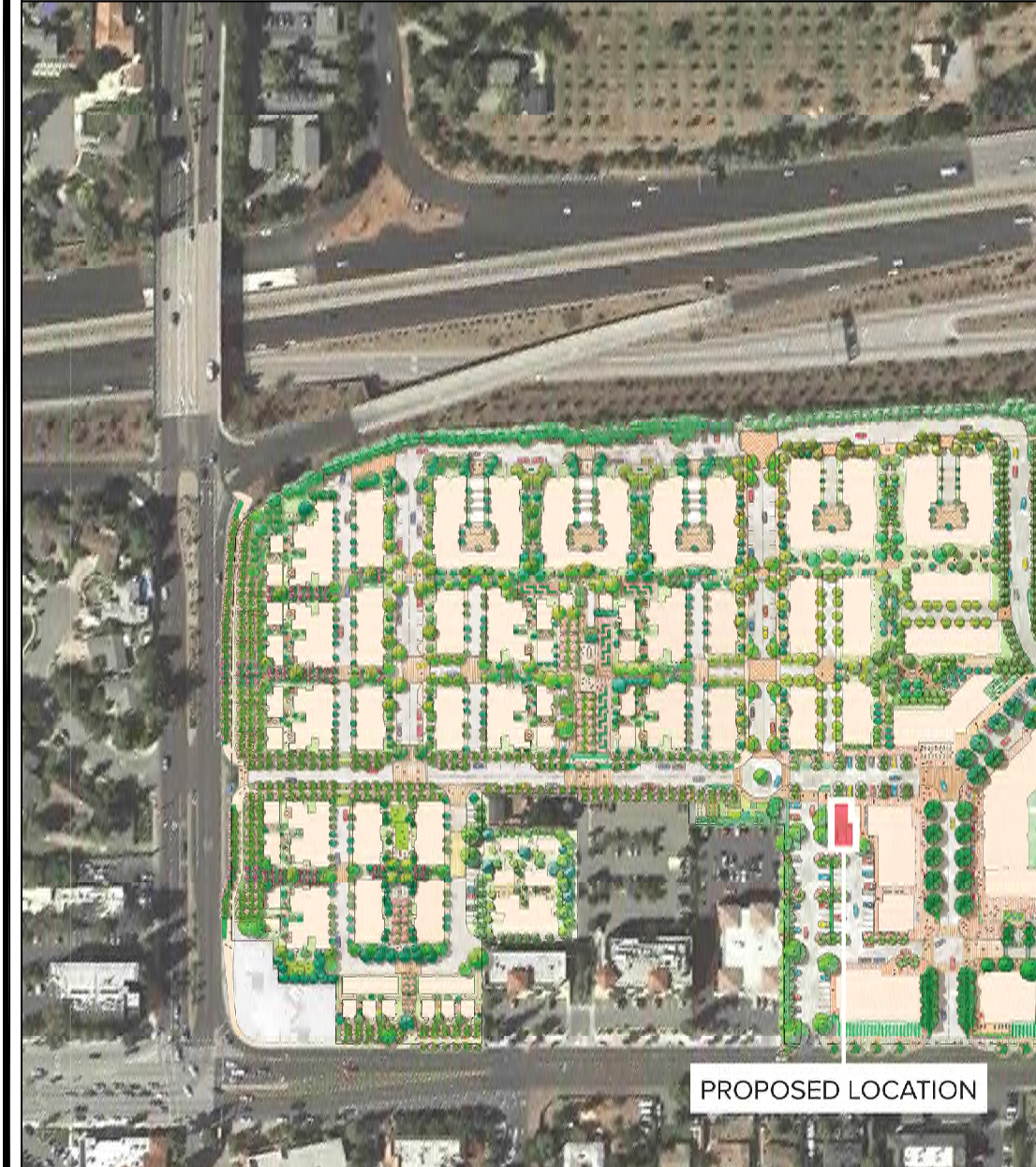
ZONING: NORTH 40 SPECIFIC PLAN

TYPE OF CONSTRUCTION: V-B, FIRE SPRINKLERED

APPLICABLE CODES:  
2020 CBC  
2020 CEC  
2020 CMC  
2020 CRC  
2020 CALGREN  
2020 CALIFORNIA FIRE CODE  
2020 CALIFORNIA ENERGY CODE

DESCRIPTION OF WORK:  
THIS PROJECT PROPOSES TO RELOCATE THE EXISTING GIANANDREA HOUSE TO A LOCATION APPROXIMATELY 1/2 MILE SOUTH OF ITS EXISTING LOCATION. THE WOOD FRAMED HOUSE WILL BE RELOCATED. THE MASONRY STAIR, THE MASONRY PORCH AND THE IN-GROUND BASEMENT WILL NOT BE RELOCATED. THE BUILDING WILL BE REMODELED INTO A MIXED USE BUILDING. A NEW BASEMENT WILL BE CONSTRUCTED. THE FIRST FLOOR WILL BE CONVERTED TO OFFICES AND THE SECOND FLOOR WILL REMAIN A RESIDENCE. AN ELEVATOR AND AN OPEN-AIR COURTYARD WILL BE ADDED TO ACCESS THE BASEMENT LEVEL. AS A PART OF THIS RENOVATION, NEW INTERIOR FINISHES, AND FIXTURES AND FITTINGS WILL BE REPLACED. EXTERIOR STEEL WINDOWS WILL BE REPLACED WITH NEW FIBERGLASS WINDOWS. THE BALCONY RAIL WILL BE REPLACED WITH A CODE COMPLIANT HEIGHT GUARD OF SIMILAR STYLE. THE ROOF WILL BE REPLACED WITH NEW COMPOSITION SHINGLES. THE EXTERIOR WOOD SIDING AND STUCCO FINISHES WILL REMAIN AS MUCH AS POSSIBLE.

# LOCATION MAP



**LICENSED ARCHITECT**  
Marvin Arthur Barburg  
No. C-4649  
REN. 9/21  
STATE OF CALIFORNIA

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN ARE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT, AND MAY NOT BE COPIED OR USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

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SHEET TITLE  
**COVER**

SCALE  
CAD FILE  
DRAWN BY

SHEET  
**G0**  
OF SHEETS

JOB No. **2008**  
DATE **21 SEPT 2020**

DESCRIPTION	DATE	REV.
SITE AREA	12/22/20	△

**harmonie**  
PARK

RELOCATE AND REMODEL EXISTING BUILDING

**GIANANDREA HOUSE**  
15011 LOS GATOS BLVD.  
LOS GATOS, CA

**ARCHITECTS**

**MBA**  
ARCHITECTS

1176 LINCOLN AVENUE, SAN JOSE, CALIFORNIA 95125  
PH: 408.297.0288X13 FAX: 408.297.0384

**LICENSED ARCHITECT**  
Marvin Arthur Barburg  
No. C-4649  
REN. 9/21  
STATE OF CALIFORNIA

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SHEET TITLE  
**COVER**

SCALE  
CAD FILE  
DRAWN BY

SHEET  
**G0**  
OF SHEETS

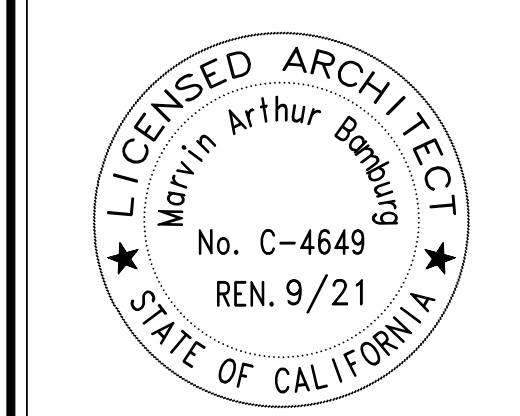


DESCRIPTION	DATE	REV.



RELOCATE AND REMODEL EXISTING BUILDING  
 GIANDREA HOUSE  
 15011 LOS GATOS BLVD.  
 LOS GATOS, CA

**ARCHITECTS**  
**MBA**  
 MARVIN BARBUR ASSOCIATES INC.  
 1176 LINCOLN AVENUE SAN JOSE CA 95125  
 PH 408.297.0288 X13 FAX 408.297.0384



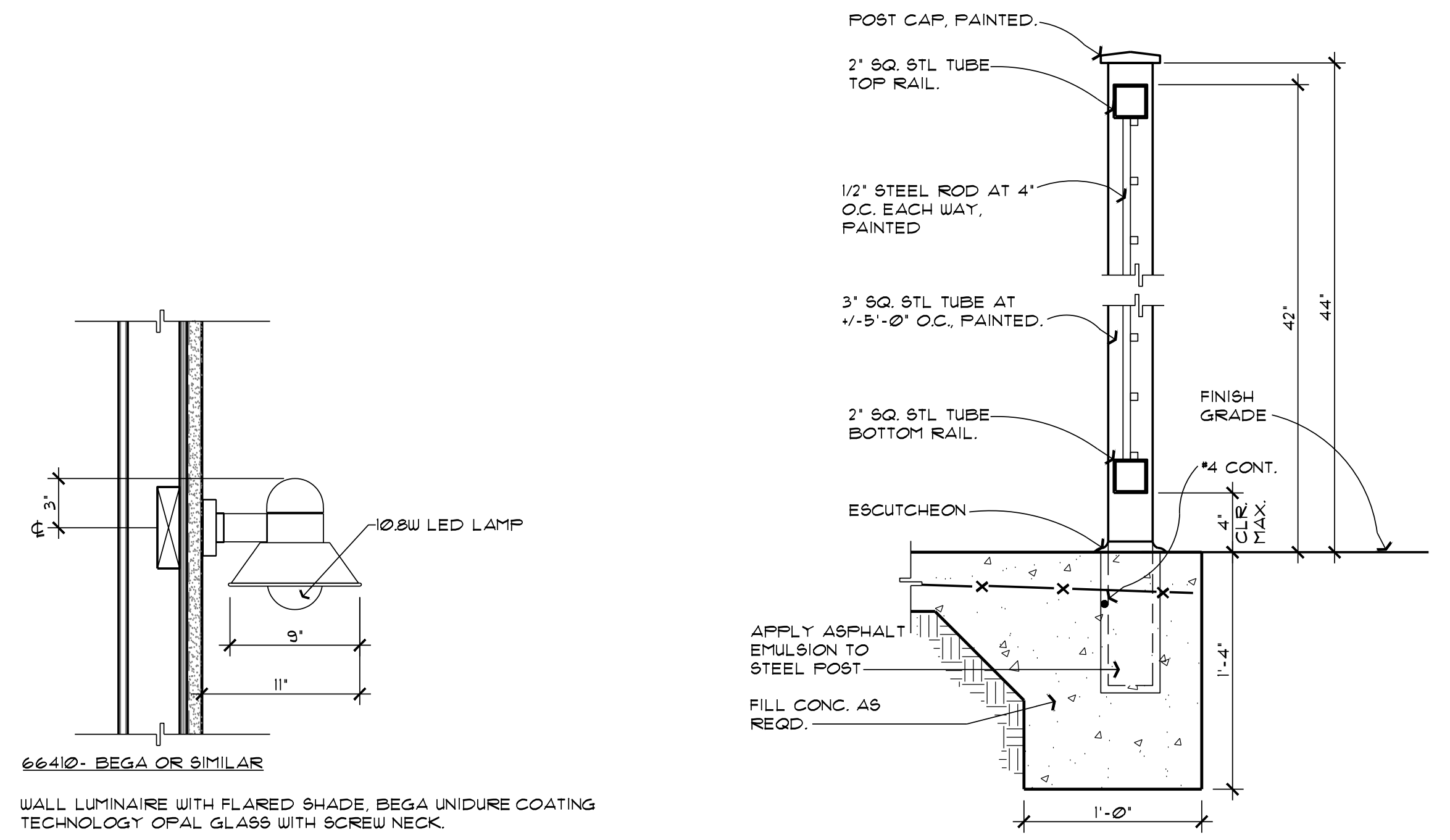
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SHEET TITLE  
**SITE DETAILS**

SCALE 1/4" = 1'-0"  
 CAD FILE 2008-PF-G3  
 DRAWN BY

SHEET  
**G3**  
 OF SHEETS

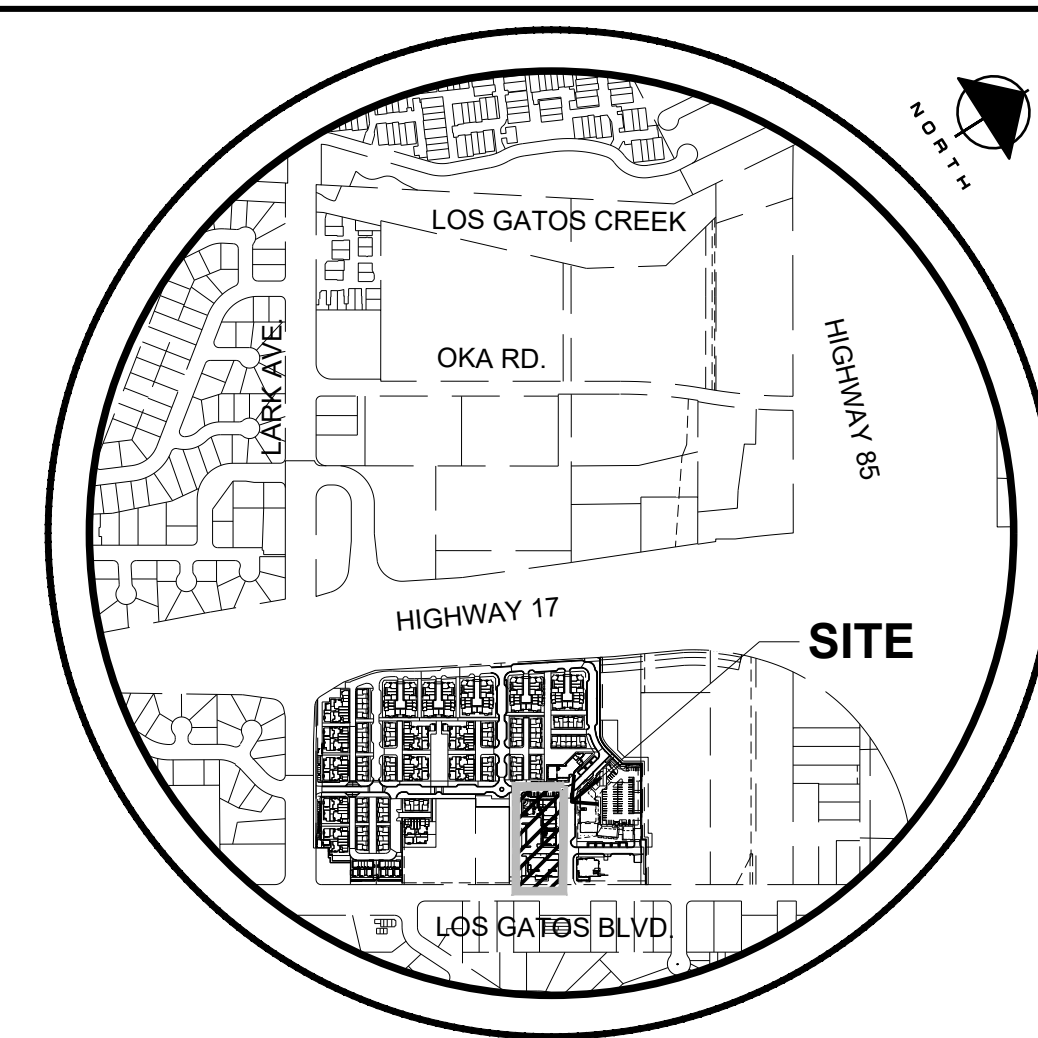


**1** EXTERIOR LIGHT SCALE: 1/2" = 1'-0"

**2** GUARDRAIL SCALE: 1/2" = 1'-0"

# GIANANDREA HOUSE

15011 LOS GATOS BLVD LOS GATOS, CA  
APN 424-56-019



VICINITY MAP

**LEGEND**

EXISTING/IMPROVEMENTS BY OTHERS	PROPOSED	
---	---	BOUNDARY LINE
---	---	RIGHT OF WAY
---	---	EASEMENT
---	---	PARCEL LINE
---	---	LIMITS OF WORK
---	---	STORM DRAIN PIPE
---	---	FIRE DEPARTMENT CONNECTION
---	---	WATER LINE AND VALVES
---	---	SANITARY SEWER AND MANHOLE
---	---	REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER
---	---	SWALE DRAINAGE FLOW
---	---	OVERFLOW DRAIN INLET
---	---	FLAT GRATE INLET (FGI)
---	---	JUNCTION BOX
---	---	FLOOR DRAIN
---	---	AREA DRAIN
---	---	STREET LIGHT
---	---	JOINT TRENCH

**PARKING PARAMETERS PER SHEET 1.3 OF APPROVED TENTATIVE MAP (REMAIN UNCHANGED)**

**OFF-STREET PARKING (ALLEY'S, PARKING LOTS/STRUCTURES)**

PARALLEL STALL: 8.5' X 20' MIN  
 PARALLEL DRIVE ISLE: 24' MIN  
 PERPENDICULAR STALL: 8.5' X 18' MIN (16' + 2' OVERHANG)  
 PERPENDICULAR DRIVE ISLE: 24' MIN

- PARALLEL STALL: 9.5' MIN WIDTH NEXT TO OBSTRUCTION ON ONE SIDE
- PARALLEL STALL: 10.5' MIN WIDTH NEXT TO OBSTRUCTION ON TWO SIDES
- PARALLEL STALL: 22' MIN. LENGTH NEXT TO OBSTRUCTION

**ON-STREET PARKING ('A' STREET, 'C2' STREET, NEIGHBORHOOD STREET, 'R2' 1ST STREET, 'R2' 2ND STREET, 'R2' 3RD STREET, 'R2' 4TH STREET)**

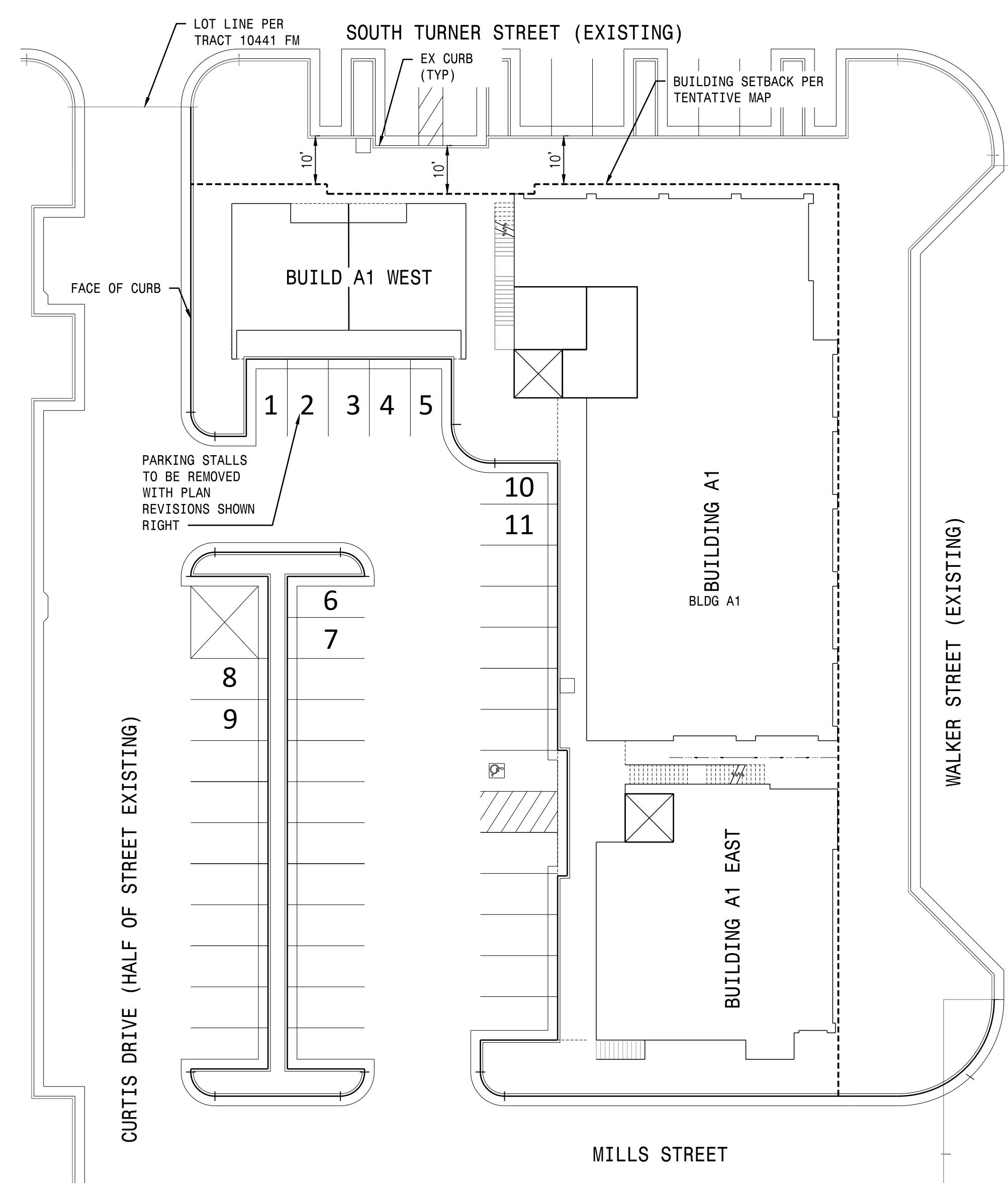
PARALLEL STALL: 8' X 20' MIN  
 45° DIAGONAL STALL: 8.5' X 18.7' MIN (17.3' + 1.4' OVERHANG)  
 PERPENDICULAR STALL: 8.5' X 18' MIN (16' + 2' OVERHANG)

NOTE:  
 1. ACCESSIBLE STALLS PER ADA REQUIREMENTS  
 2. ALL STRIPING TO COMPLY WITH TOWN STANDARDS 261-266

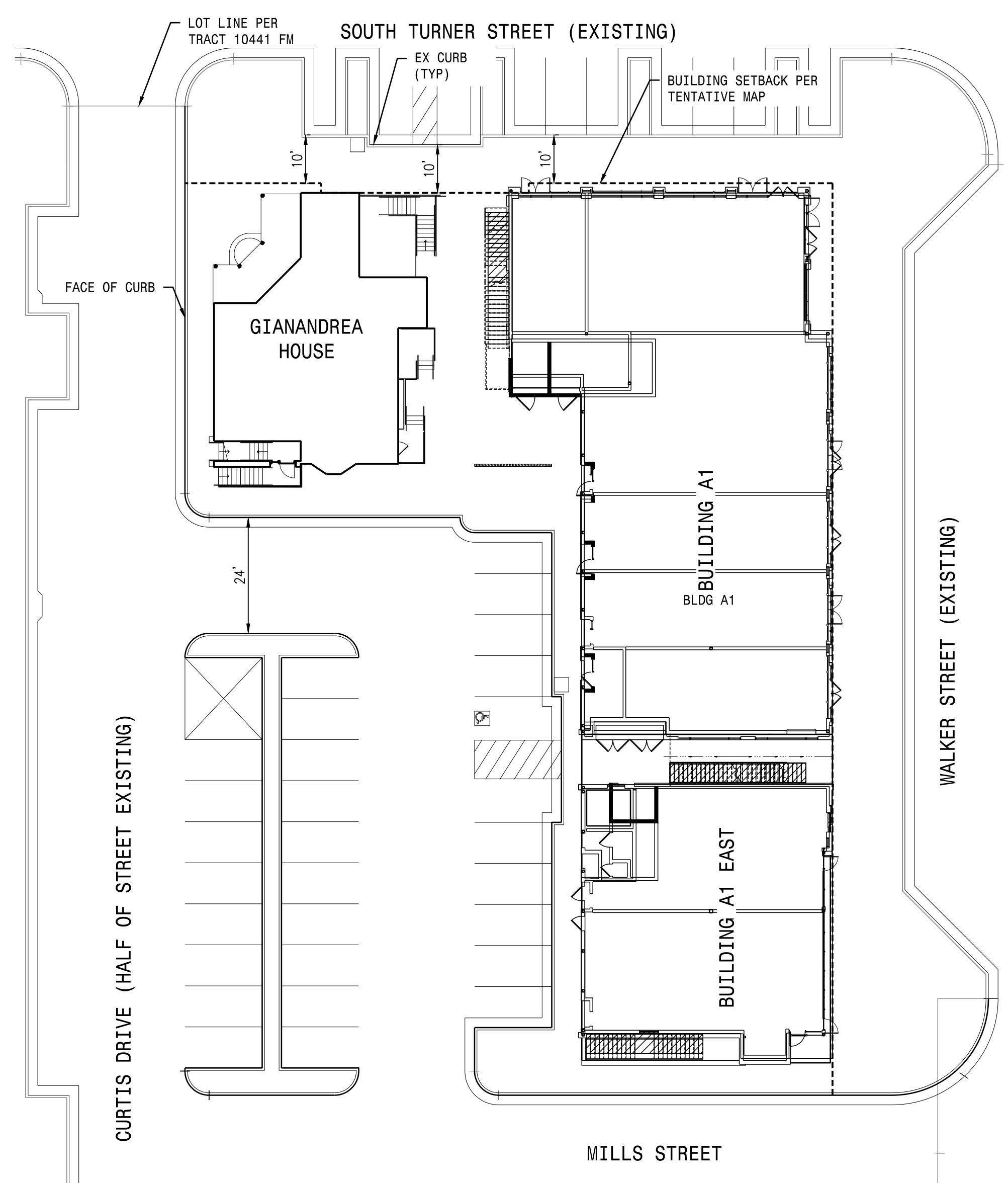
**PARKING CALCULATIONS:**

REQUIRED PARKING (NORTH 40 PHASE 1)	871 STALLS
PARKING REDUCED PER SITE PLAN CHANGES SHOWN HERE	11 STALLS
PROPOSED PARKING (ADJUSTED PER SITE PLAN CHANGES SHOWN HERE)	1033 STALLS
EXTRA PARKING ADJUSTED	162 STALLS

- NOTE:  
 1. SEE LOS GATOS NORTH 40 PHASE 1 PARKING TABULATIONS EXHIBIT PROVIDED FOR DETAILS.  
 2. PER ORIGINALLY APPROVED A-S PACKAGE, PARKING STALLS WILL NOT BE DESIGNATED FOR SINGLE USE.



**NORTH 40 COMMERCIAL AREA A TENTATIVE MAP DESIGN**



**NORTH 40 COMMERCIAL AREA A GIANANDREA HOUSE RELOCATION**

DATE: 01-20-2021  
 SCALE: AS SHOWN  
 DRAWN BY: JBR  
 DESIGNED BY: JBR  
 CHECKED BY: CIR

**MACKAY & SOMPS**  
 CIVIL ENGINEERS  
 15011 LOS GATOS BLVD, SUITE 200, LOS GATOS, CA 95032-3000  
 (925) 352-3000  
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**harmonie**  
 P A R K

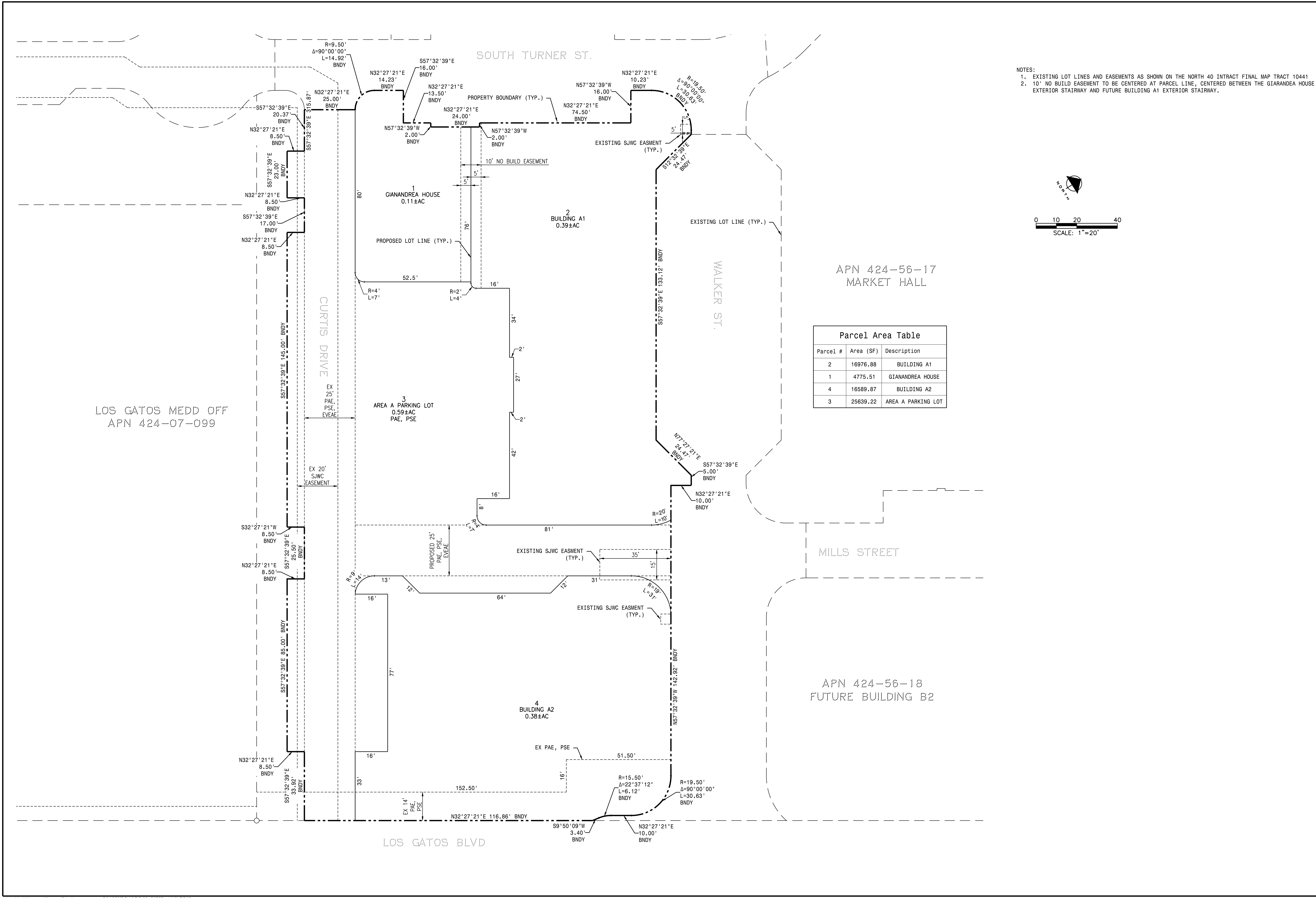
**NORTH 40 - GIANANDRES HOUSE ARCH & SITE APPLICATION COVER SHEET & COMPARISON PLAN**  
 TOWN OF LOS GATOS CALIFORNIA

PROJECT NO. 19890.OHH.P.HP

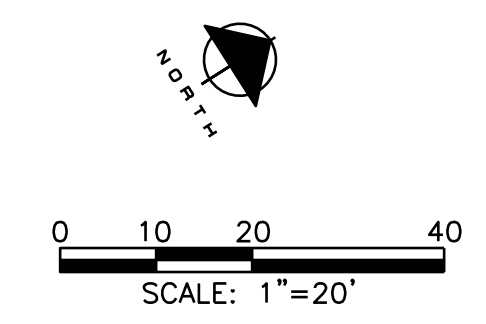
SHT OF 4







NOTES:  
 1. EXISTING LOT LINES AND EASEMENTS AS SHOWN ON THE NORTH 40 INTRACT FINAL MAP TRACT 10441  
 2. 10' NO BUILD EASEMENT TO BE CENTERED AT PARCEL LINE, CENTERED BETWEEN THE GIANANDEA HOUSE EXTERIOR STAIRWAY AND FUTURE BUILDING A1 EXTERIOR STAIRWAY.



Parcel Area Table		
Parcel #	Area (SF)	Description
2	16976.88	BUILDING A1
1	4775.51	GIANANDEA HOUSE
4	16589.87	BUILDING A2
3	25639.22	AREA A PARKING LOT

LOS GATOS MEDD OFF  
 APN 424-07-099

DATE: 01-20-2021  
 SCALE: AS SHOWN  
 DRAWN BY: JCR  
 DESIGNED BY: JCR  
 CHECKED BY: JCR

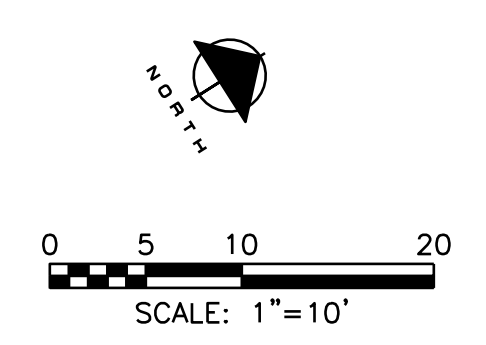
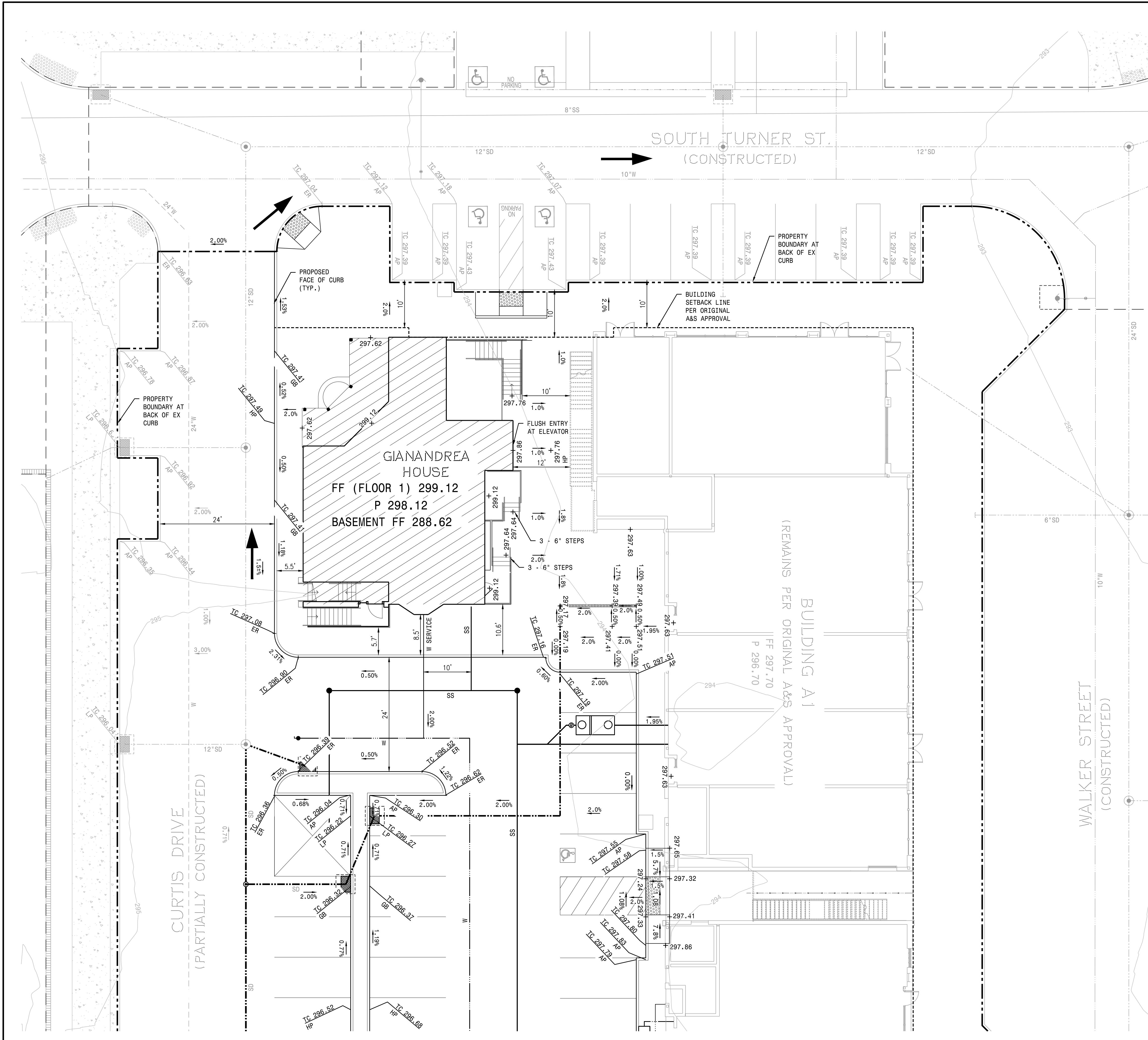
**MACKAY & SOMPS**  
 ARCHITECTS  
 11000 TOWNLINE DR., PLEASANTON, CA 94588 (925)222-9000  
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 PARK

**NORTH 40 - GIANANDEA HOUSE**  
 ARCH & SITE APPLICATION  
 PARCEL LAYOUT  
 CALIFORNIA  
 TOWN OF LOS GATOS

PROJECT NO.  
 19890.OHH.P.HP

SHT  
**C2**  
 OF 4



CONCEPTUAL EARTHWORK TABLE (FROM ORIGINAL APPROVED TENTATIVE MAP)

PHASE	RAW CUT (CY)	RAW FILL (CY)	UTILITY TRENCH EXCAVATION (CY)	SHRINK AT 10% (CY)	CONSOLIDATION OVER FILL AREA (CY)	NET (CY)	BASEMENT CUT EXCAVATION (CY)
1	-51,000	25,000	TBD	TBD	TBD	-26,000	
ADDITIONAL BASEMENT CUT EXCAVATION ADDED WITH THESE MODIFICATIONS:							-750

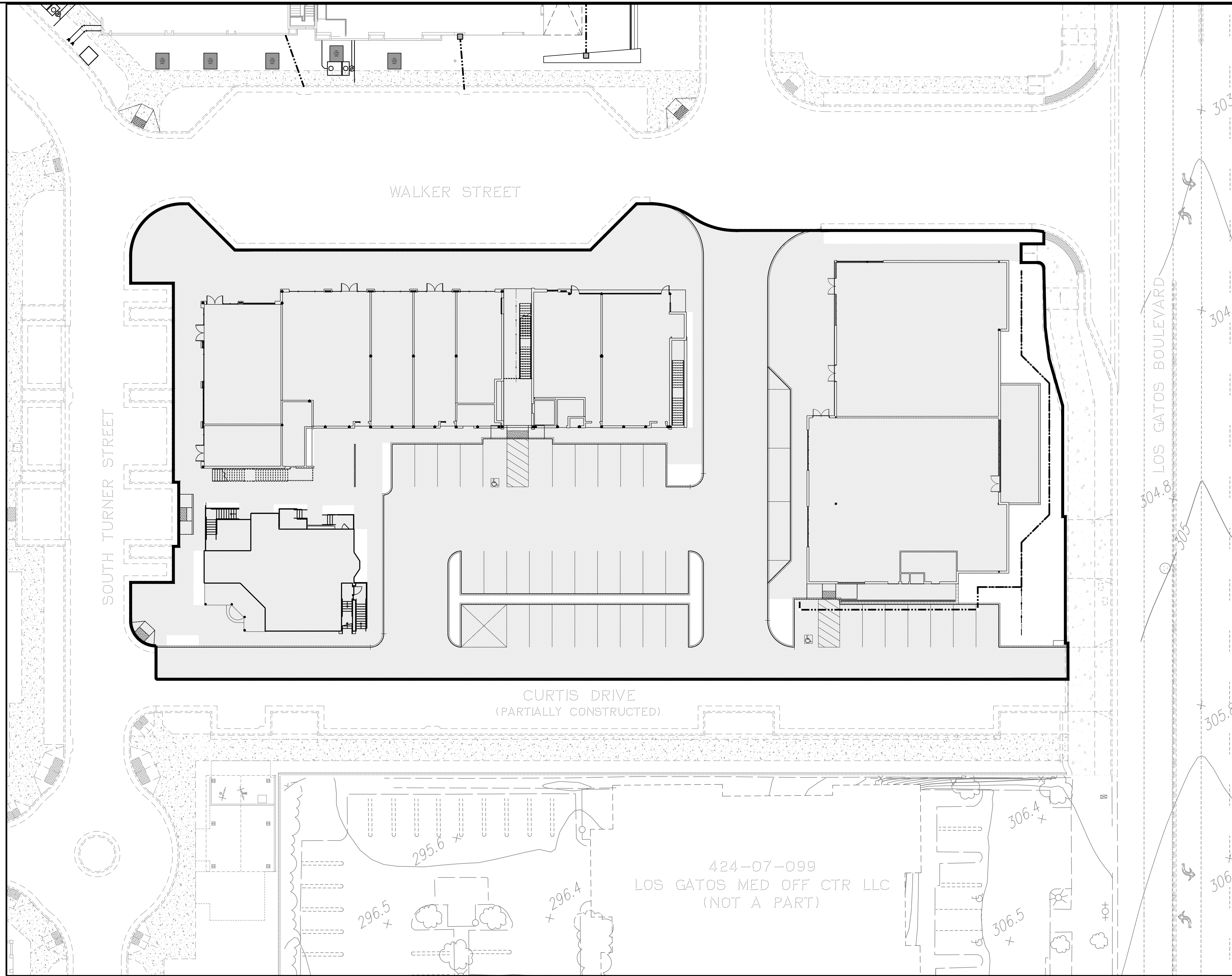
EXTENTS OF NEW BASEMENT (SQUARE FOOTAGE 1925)

- NOTE:
1. QUANTITIES ROUNDED TO THE NEAREST THOUSAND
  2. QUANTITIES ILLUSTRATE A DIRT BALANCE IS NOT ACHIEVED AND THAT EXPORT OF MATERIAL WILL BE REQUIRED BASED ON PRELIMINARY GRADING PLAN. EARTHWORK QUANTITIES SUBJECT TO CHANGE WITH FINAL DESIGN.
  3. GRADING DRAINAGE AND OVERLAND RELEASE REMAINS UNCHANGED FROM PREVIOUS APPROVED A&S PACKAGE.

OVERLAND RELEASE

<p><b>DATE:</b> 01-20-2021</p> <p><b>SCALE:</b> AS SHOWN</p> <p><b>DRAWN BY:</b> JOR</p> <p><b>DESIGNED BY:</b> JOR</p> <p><b>CHECKED BY:</b> CR</p>	<p>NO.</p> <p>REVISION</p> <p>DATE</p>
<p><b>MACKAY &amp; SOMPS</b></p> <p><small>MACKAY &amp; SOMPS IS NOT RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF INFORMATION OR ANY DRAWING THAT IS CONSULTED BY OTHER ENGINEERS AND ARCHITECTS.</small></p>	
<p><b>harmonie</b></p> <p>P A R K</p>	
<p><b>NORTH 40 - GIANANDRES HOUSE</b></p> <p>ARCH &amp; SITE APPLICATION</p> <p>PRELIMINARY GRADING PLAN</p> <p>CALIFORNIA</p> <p>TOWN OF LOS GATOS</p>	
<p>PROJECT NO.</p> <p>19890.OHH.P.HP</p>	
<p>SHT</p> <p><b>C3</b></p> <p>OF 4</p>	





**COMMERCIAL AREA A**

**LEGEND**

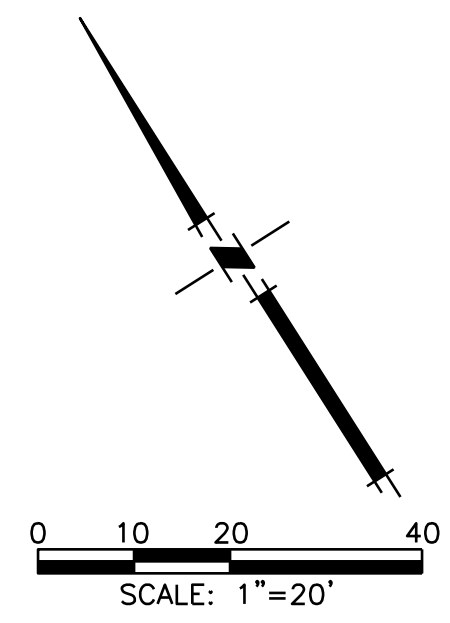
- LIMITS OF DRAINAGE MANAGEMENT AREAS
- IMPERVIOUS AREA

**IMPERVIOUS AREA CALCULATIONS**

Total Impervious Area of Commercial Area A Assumed in the Sizing of Tract 10441 Improvement Plan Infiltration Trench	54564	SF	1.25	AC
Total Adjusted Impervious Area Per This A+S Application	46054	SF	1.05	AC

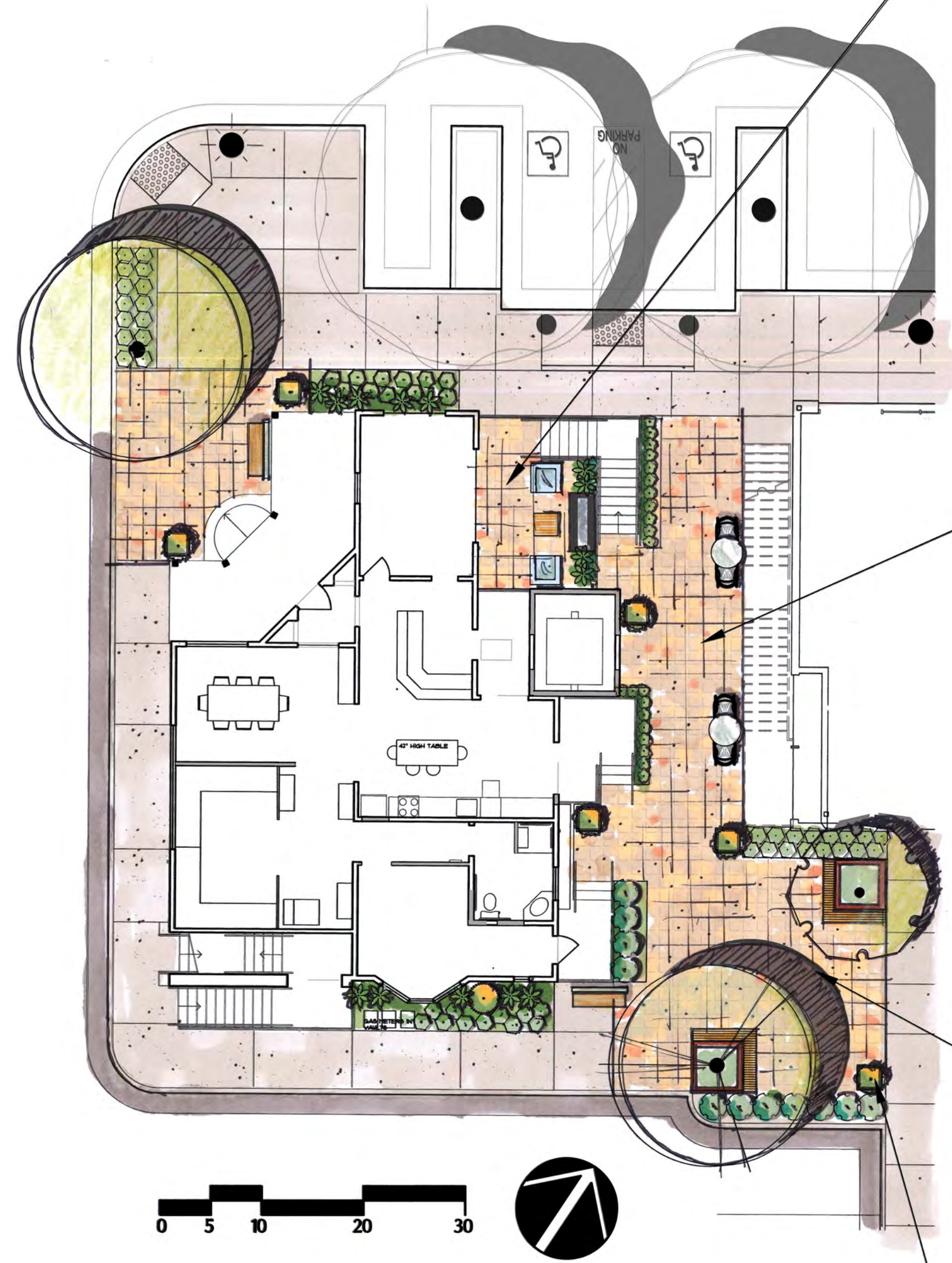
**NOTE:**

1. IMPERVIOUS AREAS ASSUMED IN SIZING OF INFILTRATION TRENCH AS WELL AS THOSE CALCULATED HERE ARE ESTIMATES ONLY AND ARE SUBJECT TO CHANGE, WITHIN THE CAPACITY LIMITS OF THE INSTALLED INFILTRATION TRENCH, WITH FINAL DESIGN. SEE NORTH 40 PHASE 1 TRACT 10441 IMPROVEMENT PLAN SHEET C59 STORM WATER MANAGEMENT PLAN FOR DETAILS.



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<p><b>NORTH 40 - GIANANDRES HOUSE</b> ARCH &amp; SITE APPLICATION STORM WATER MANAGEMENT PLAN TOWN OF LOS GATOS, CALIFORNIA</p>	<p>DATE: 01-20-2021 SCALE: AS SHOWN DESIGNED BY: JDB CHECKED BY: CTR</p>
<p>PROJECT NO. 19890.OHH.P.HP</p>	<p>SHT <b>C4</b> OF 4</p>



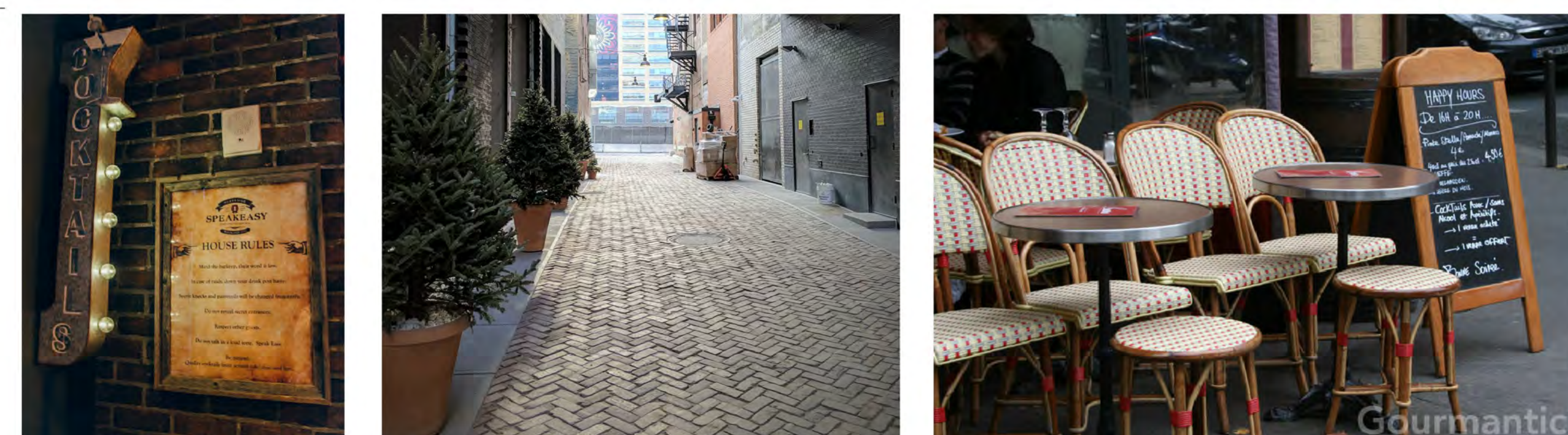


COURTYARD IMAGERY



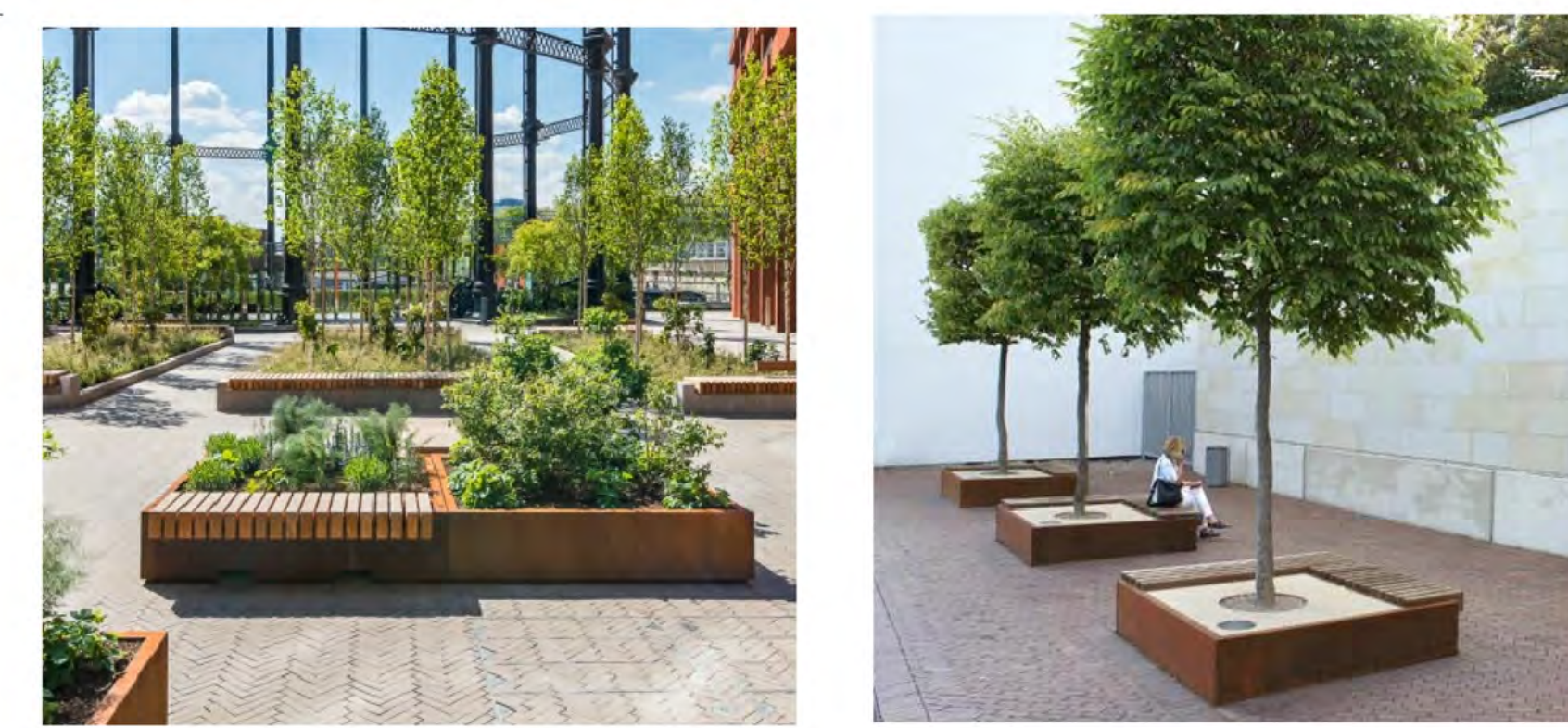
BUILT-IN FIREPLACE W/ SEATING, CORTEN WALL PLANTER W/ BAMBOO, SUCCULENTS, FIGUS VINE

ALLEY IMAGERY



ALLEY VIBE - BRICK PAVING, WALL LIGHTS & SIGNAGE, SANDWICH BOARDS, PARISIAN CAFE TABLES/CHAIRS

REAR COURTYARD



SITE FURNITURE TO MATCH MARKETPLACE

PLANTERS TYP.



PLANTERS - CAST STONE, CORTEN OR FIBERGLASS OPTIONS



**GENERAL NOTES**

1 □ NOTE NUMBER  
 1 □ SHEET NUMBER

NOTE AND DETAIL DRAWING NUMBERS ON THIS SHEET WILL INCLUDE SHEET NUMBERS ONLY WHEN REFERENCED TO DRAWINGS AND NOTES ON OTHER SHEETS.

1 EXISTING EXTERIOR DOORS AND WINDOWS WILL BE REPLACED AS A PART OF THIS PROJECT.

2 BRICK MASONRY STAIRS, PORCH AND CAST IN PLACE CONCRETE BASEMENT WALL WILL NOT BE RELOCATED, THESE ITEMS WILL BE RECONSTRUCTED AS A PART OF THIS PROJECT.

JOB No. **2008**  
 DATE **19 AUG 2020**

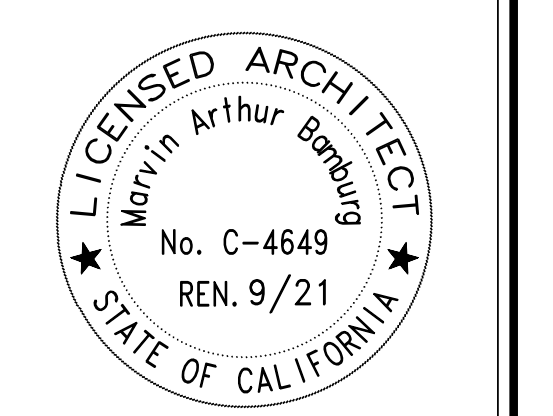
DESCRIPTION	DATE	REV.

**harmonie**  
 PARK

RELOCATE AND REMODEL EXISTING BUILDING  
**GIANANDREA HOUSE**  
 15011 LOS GATOS BLVD.  
 LOS GATOS, CA

**ARCHITECTS**

**MBA**  
 MARVIN BARBER ASSOCIATES INC.  
 1176 LINCOLN AVENUE SAN JOSE CA 95125  
 PH 408.297.0289 X13 FAX 408.937.0384



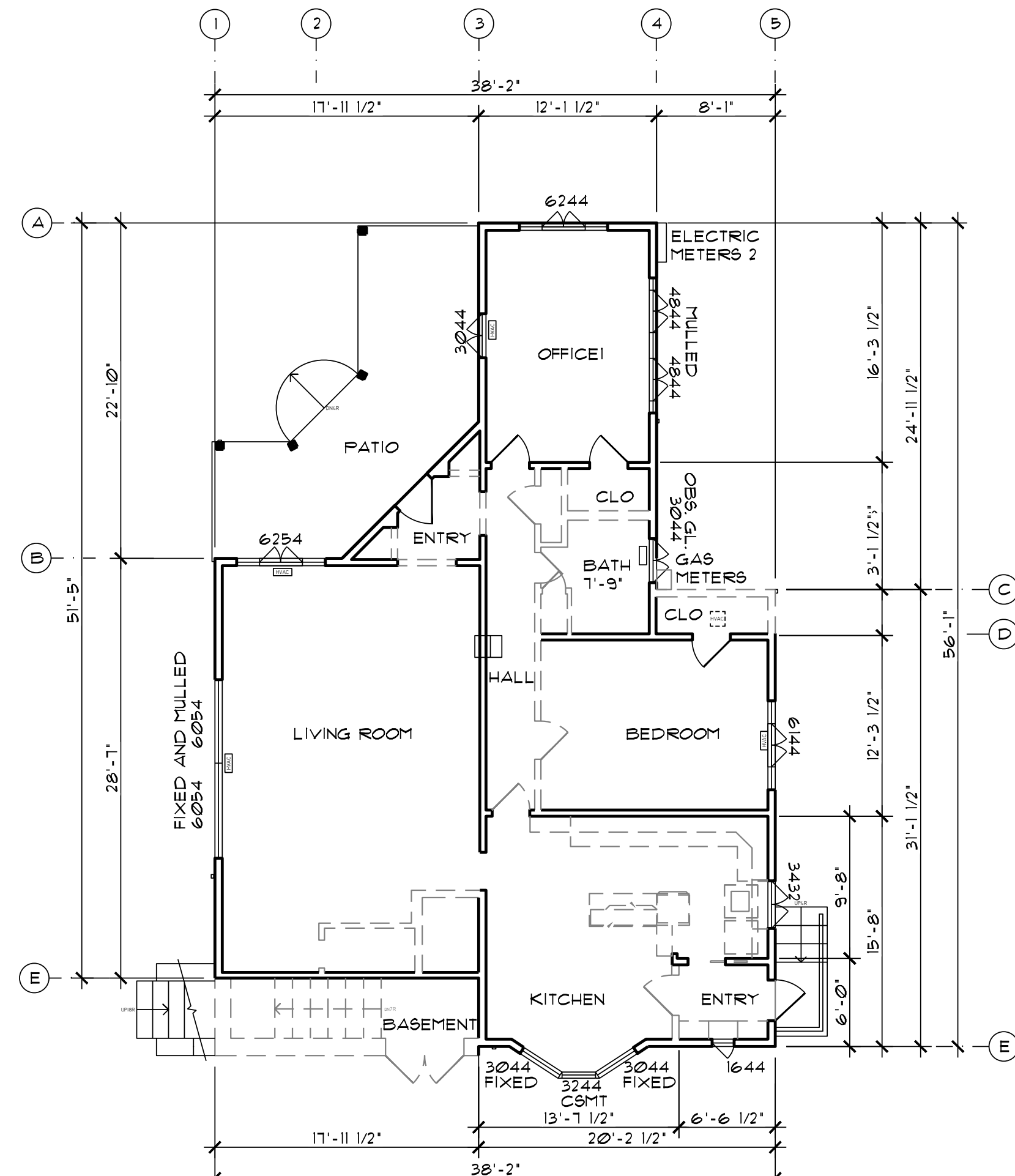
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SHEET TITLE  
**EXISTING FLOOR PLANS**

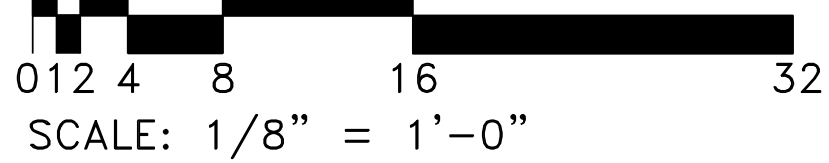
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 CAD FILE 2008-PP-A1  
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SHEET **A1**  
 OF SHEETS

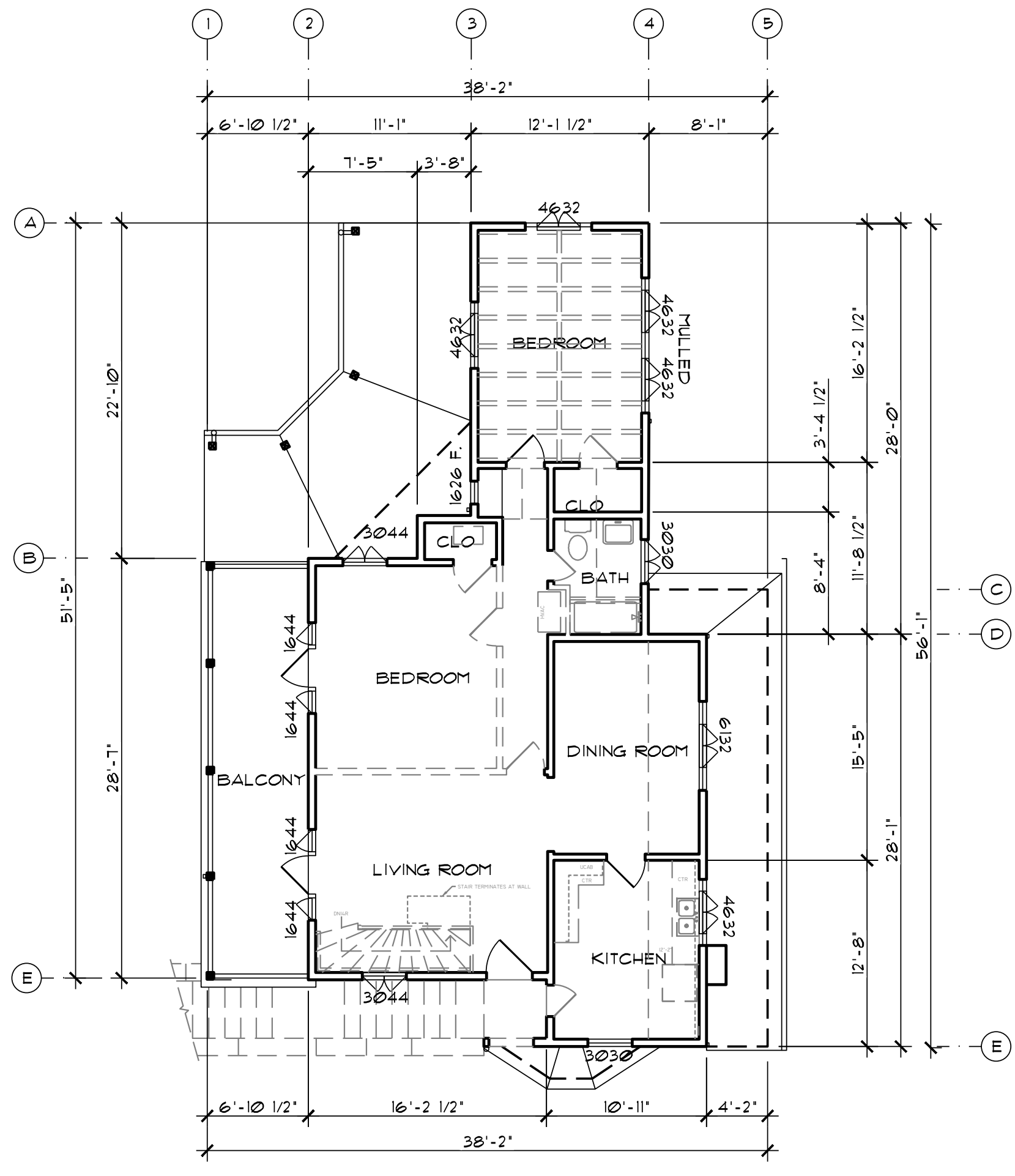


**EXISTING FLOOR 1**

1511 SF  
 STAIR NOT INCLUDED  
 PORCH AREA: 232.5 SF

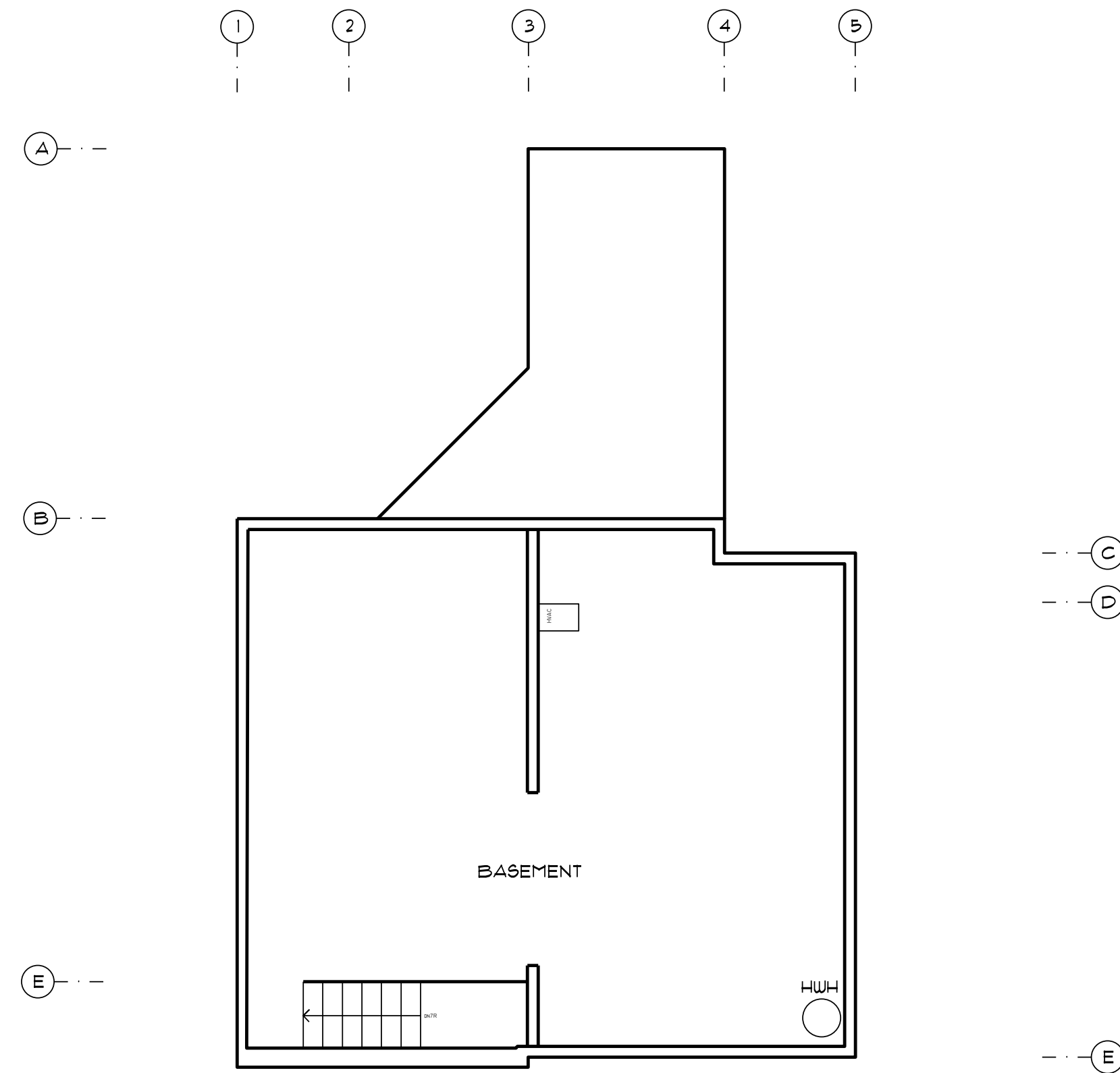


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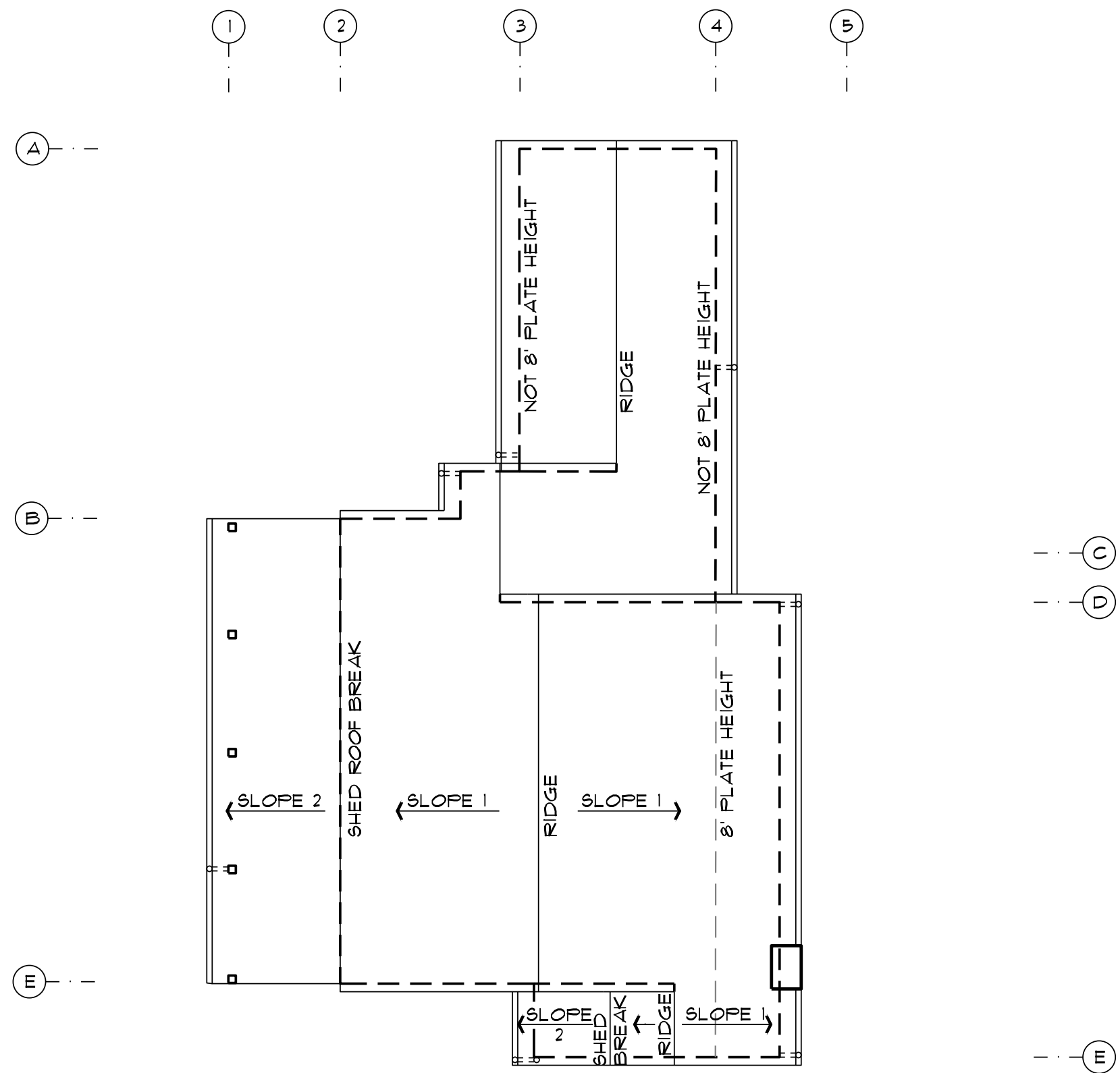
**EXISTING FLOOR 2**

SCALE: 1/8" = 1'-0"  
 1094 SF  
 ENTRY SOUTH = 19 SF  
 BALCONY: 196 SF



**EXISTING BASEMENT**

SCALE: 1/8" = 1'-0"  
 1262 SF  
 STAIR NOT INCLUDED



**EXISTING ROOF PLAN**

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



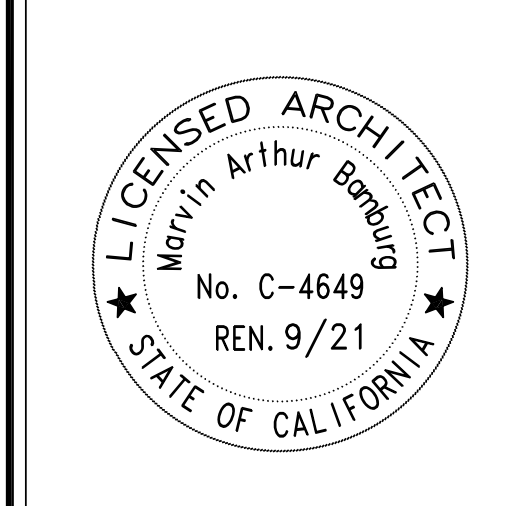


DESCRIPTION	DATE	REV.
A16 COMMENTS	1/19/21	△



RELOCATE AND REMODEL EXISTING BUILDING  
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15011 LOS GATOS BLVD.  
LOS GATOS, CA

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1176 LINCOLN AVENUE SAN JOSE CA 95125  
PH 408.297.0288 X13 FAX 408.997.0384

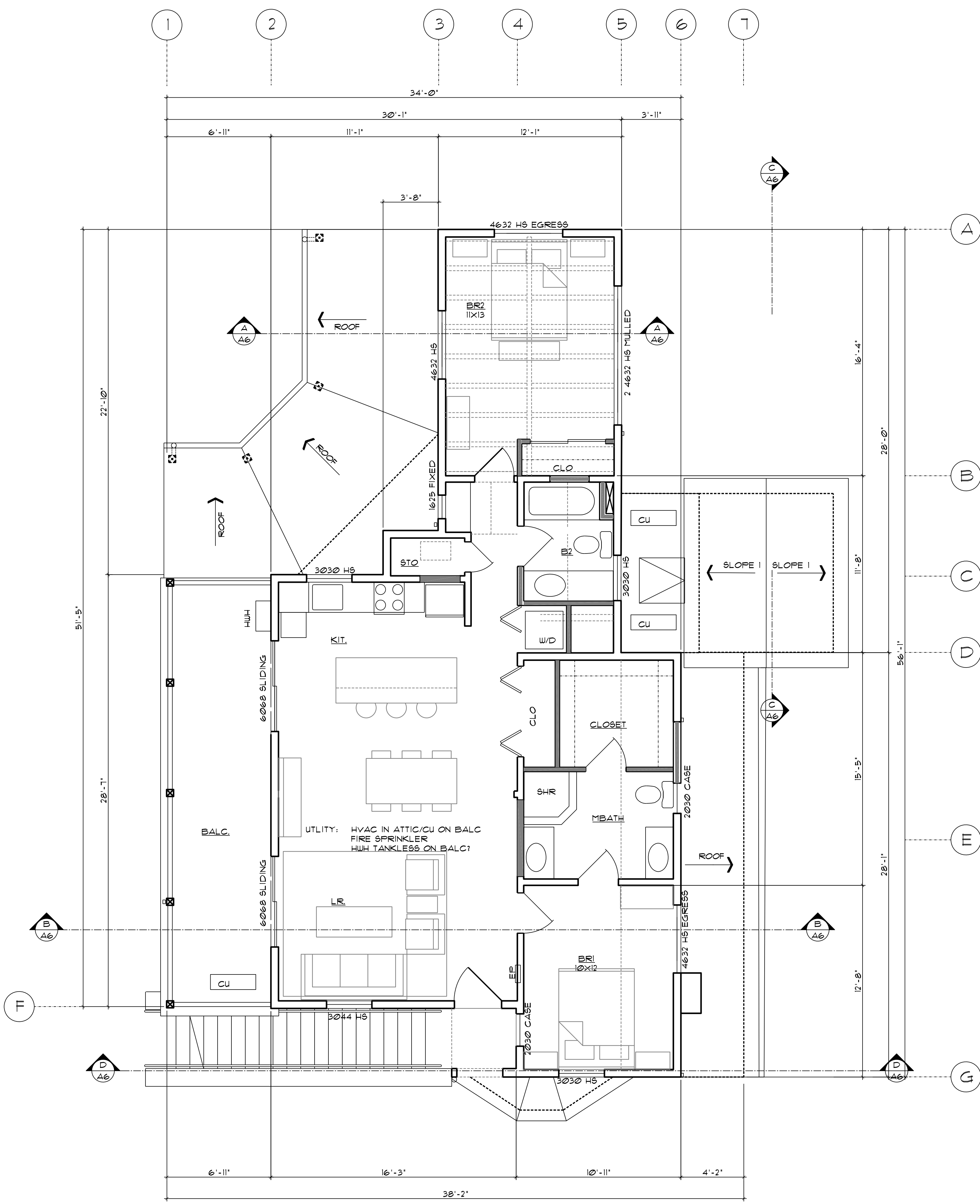


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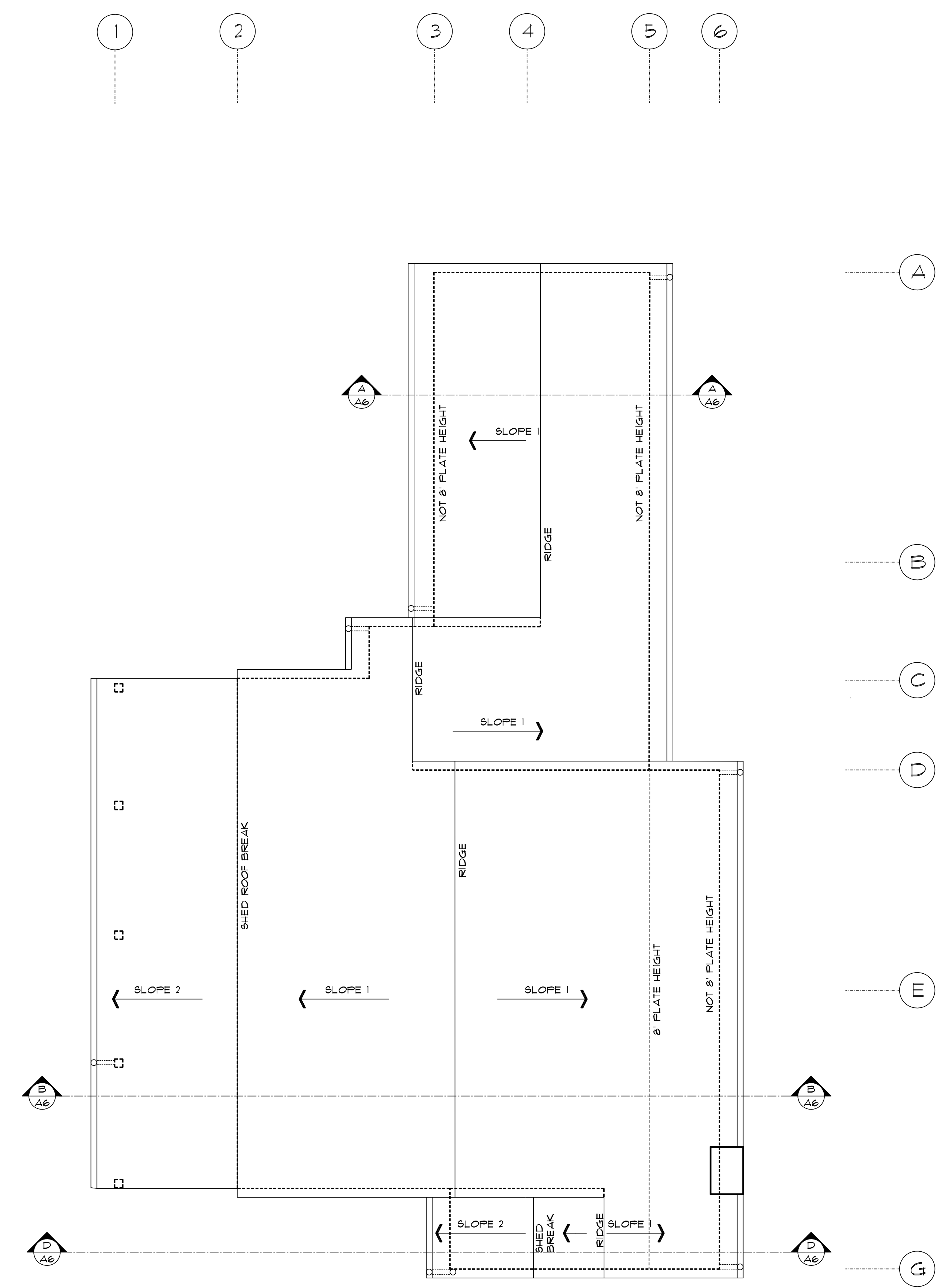
SHEET TITLE  
**FLOOR 2  
PLAN  
AND  
ROOF PLAN**

SCALE 1/4"=1'-0"  
CAD FILE 2008-PL-A2  
DRAWN BY

SHEET  
**A2.2**  
OF SHEETS



RESIDENTIAL LEVEL  
1094 SF  
ENTRY AND STAIR SOUTH = 105 SF  
BALCONY = 196 SF



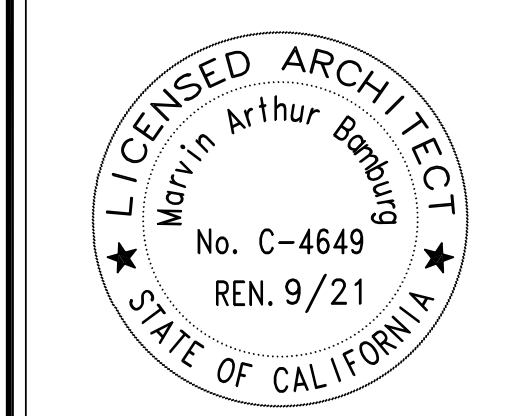
ROOF PLAN

DESCRIPTION	DATE	REV.
A4S COMMENTS	1/19/21	△

**harmonie**  
PARK

RELOCATE AND REMODEL EXISTING BUILDING  
GIANANDREA HOUSE  
15011 LOS GATOS BLVD.  
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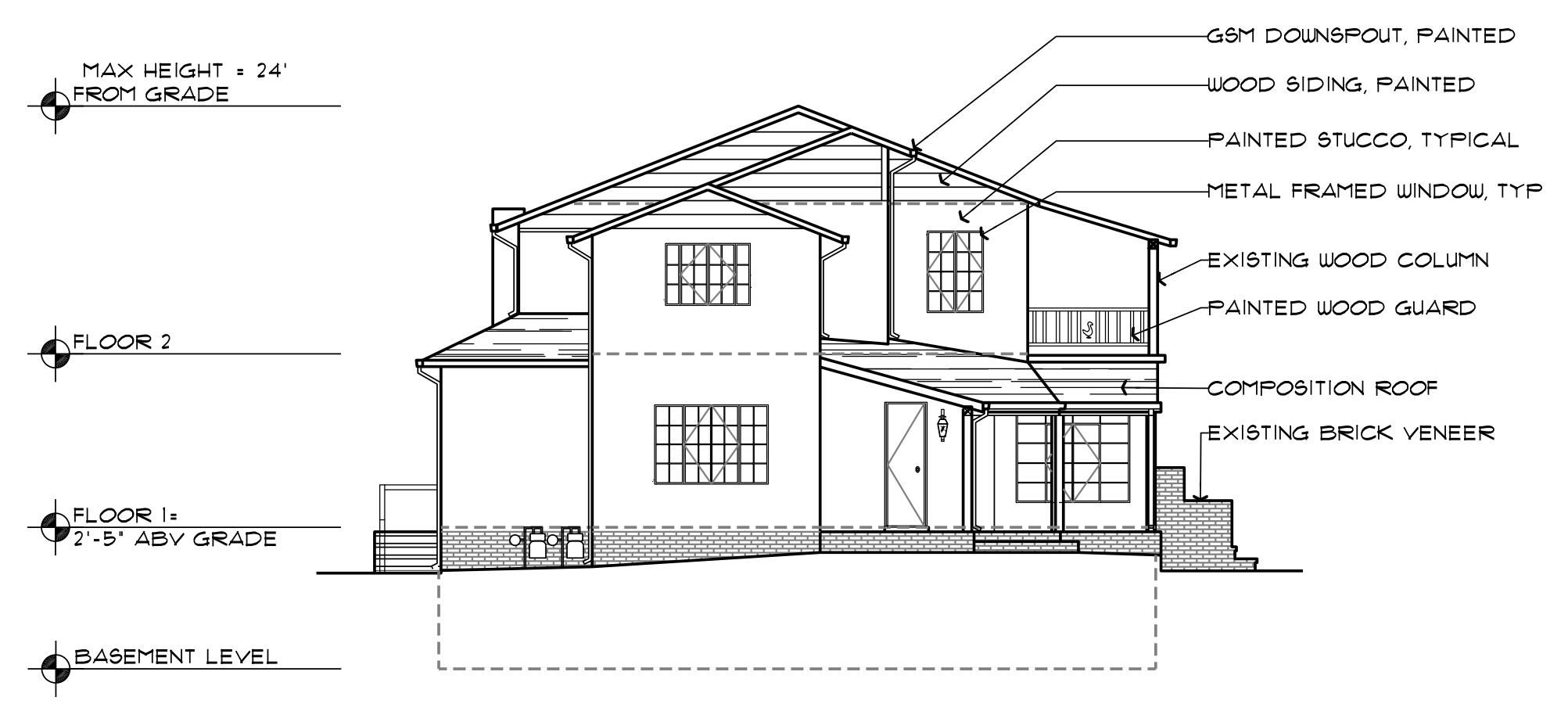
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SHEET TITLE  
**EXISTING EXTERIOR ELEVATIONS**

SCALE 1/4" = 1'-0"  
CAD FILE 2008-FF-A4  
DRAWN BY

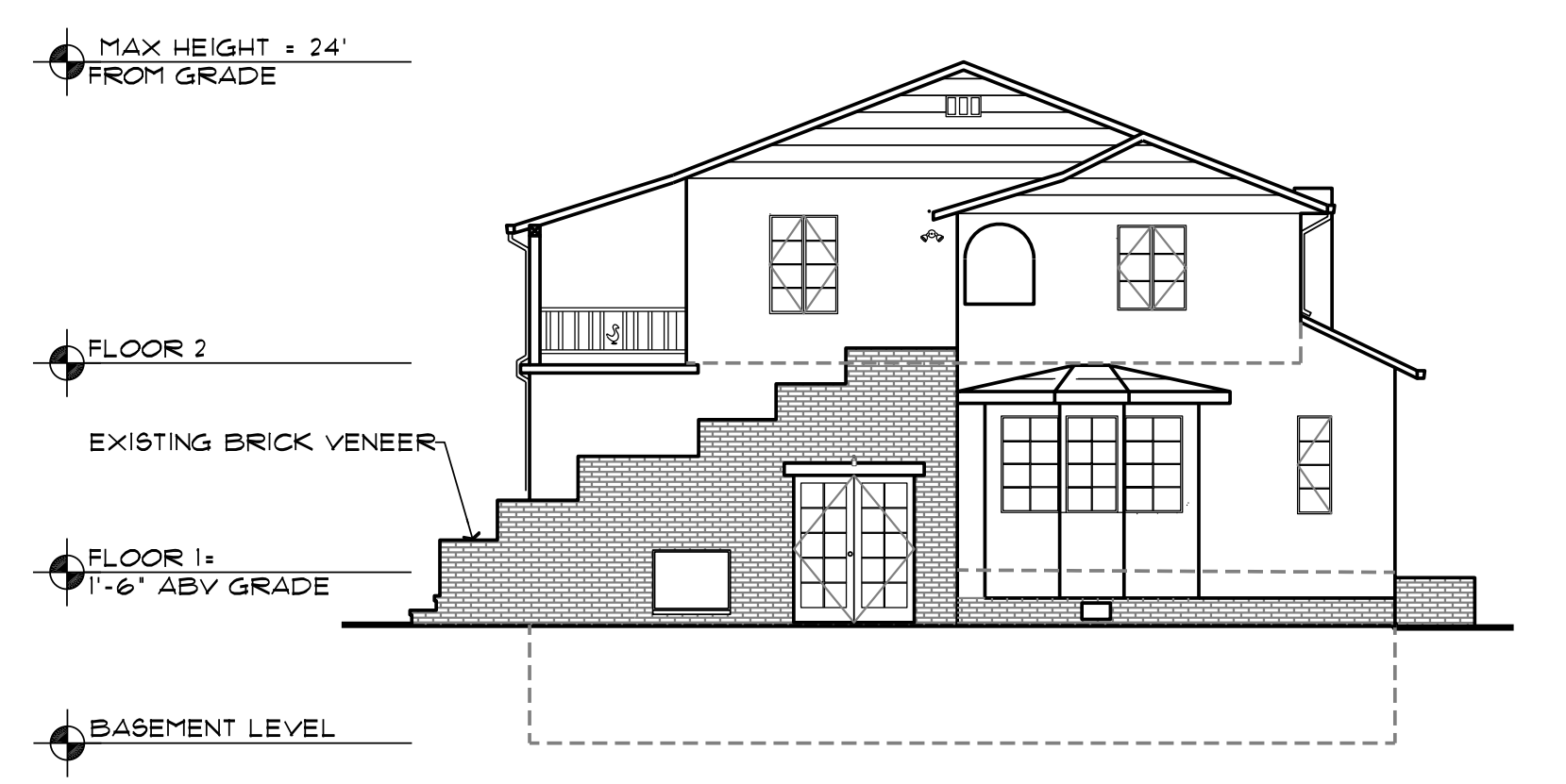
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**A4**  
OF SHEETS



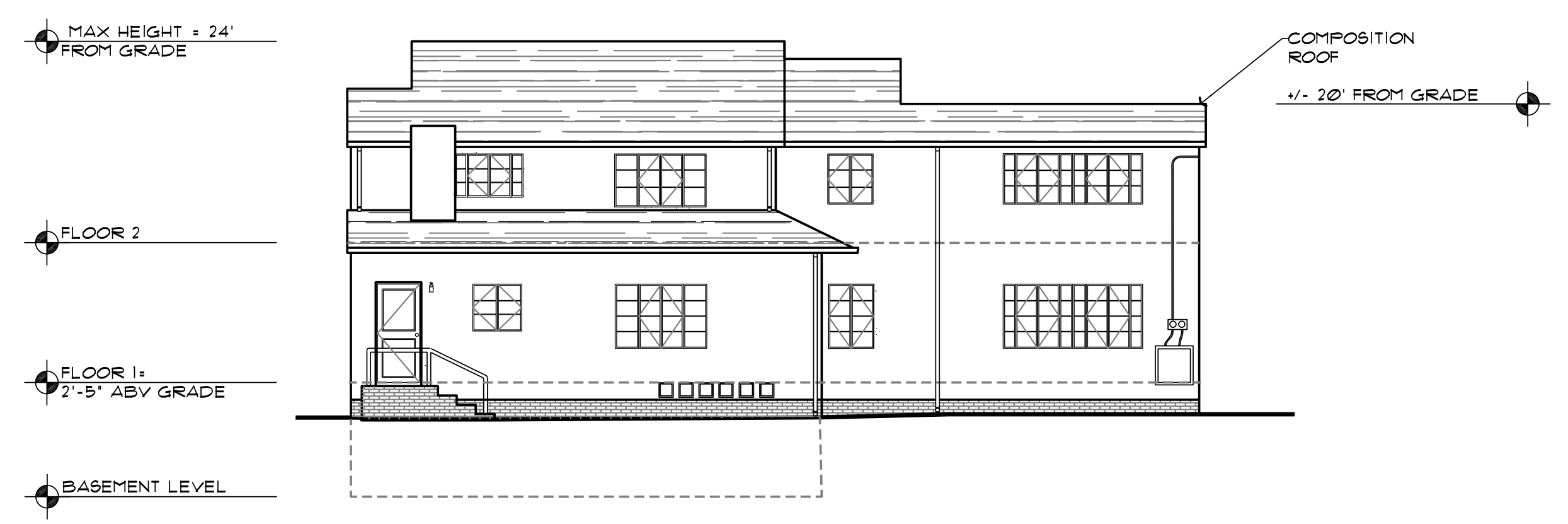
**EXISTING EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



**EXISTING SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**EXISTING WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



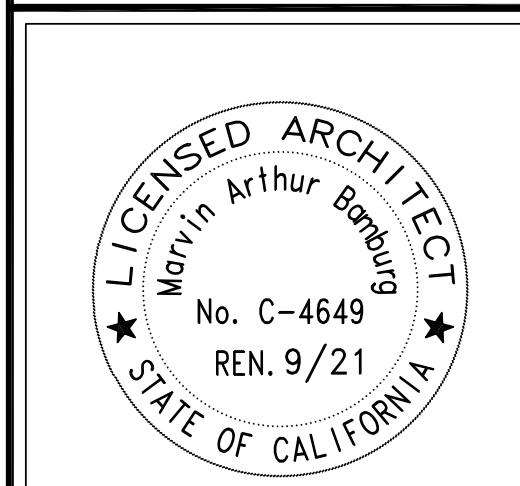
**EXISTING NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"

DESCRIPTION	DATE	REV.
A45 COMMENTS	1/19/21	△



RELOCATE AND REMODEL EXISTING BUILDING  
 GIANANDREA HOUSE  
 15011 LOS GATOS BLVD.  
 LOS GATOS, CA

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 1176 LINCOLN AVENUE SAN JOSE CA 95126  
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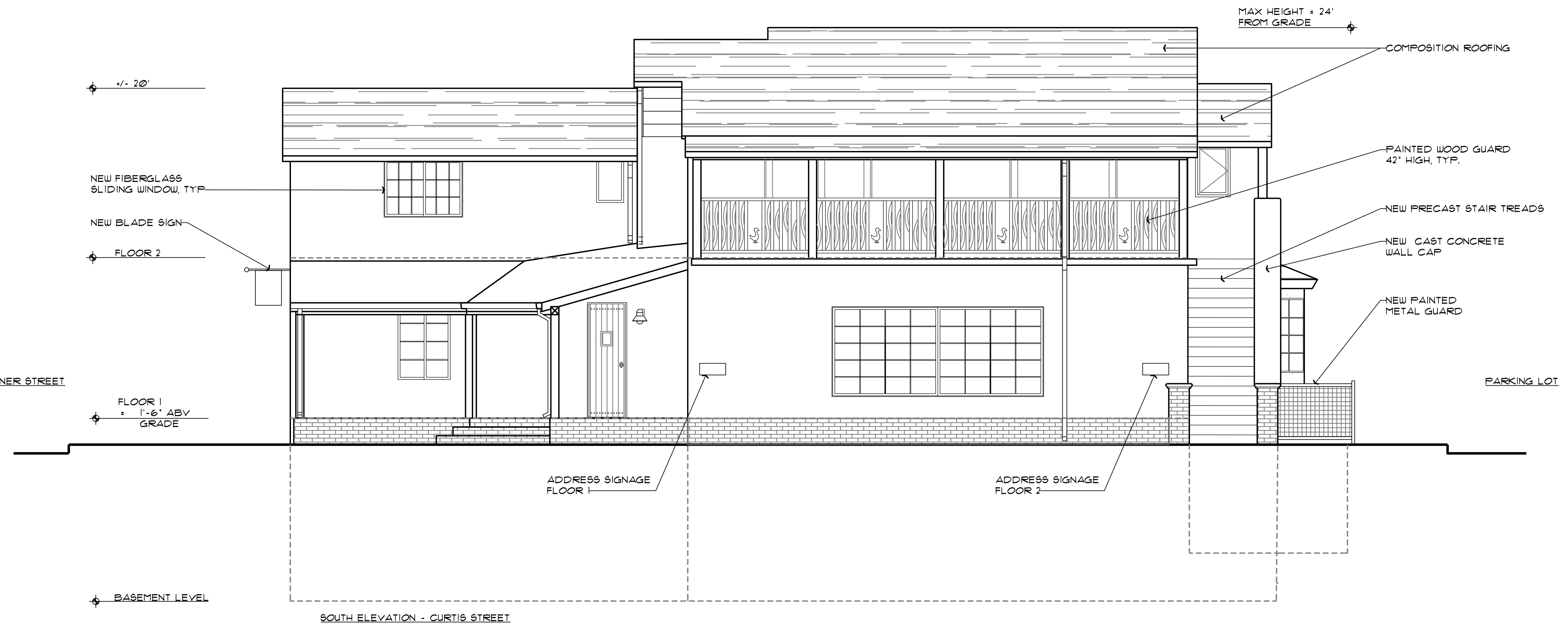
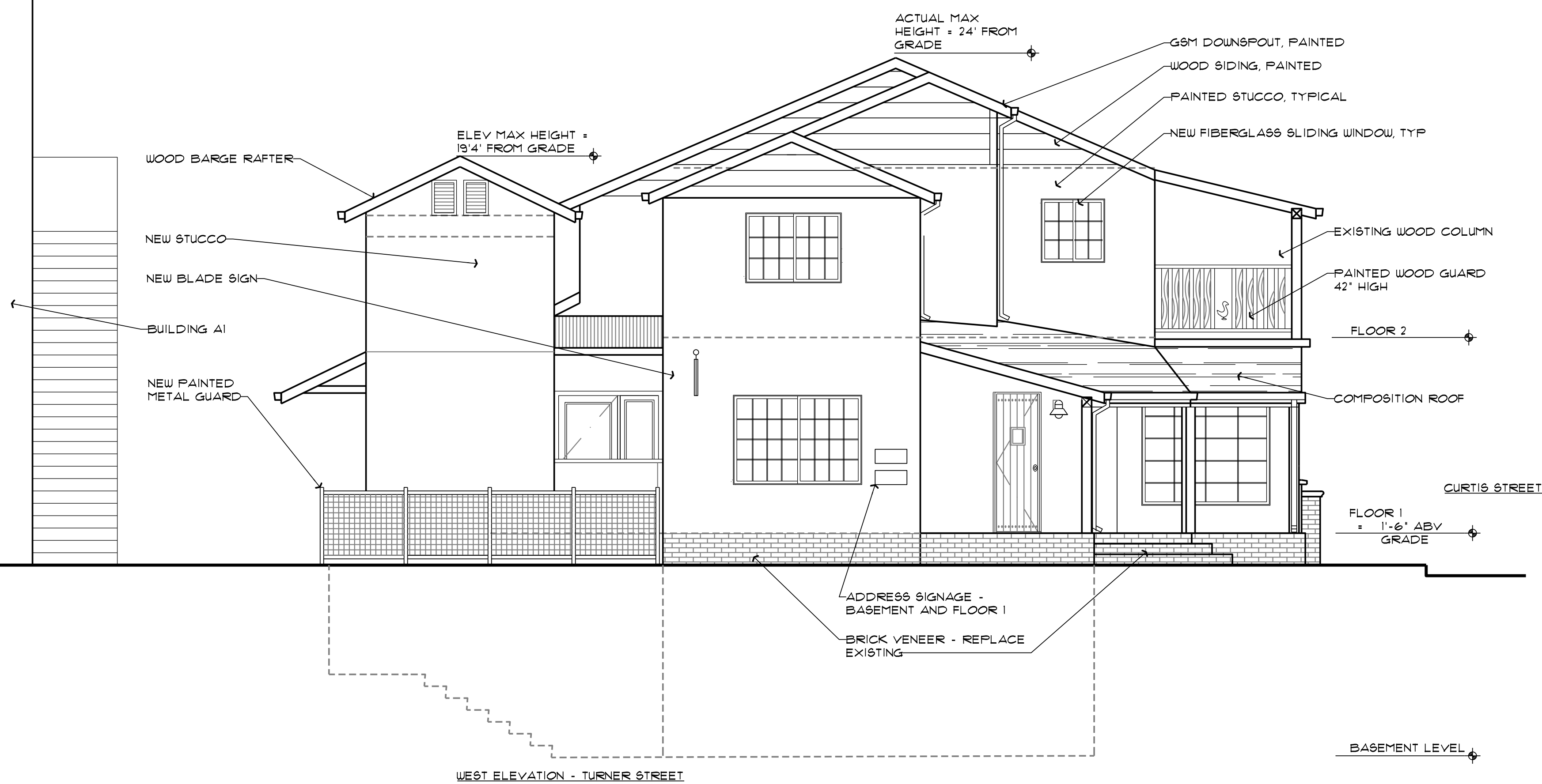


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SHEET TITLE  
**WEST & SOUTH EXTERIOR ELEVATIONS**

SCALE 1/4"=1'-0"  
 CAD FILE 2008-PF-A5  
 DRAWN BY

SHEET  
**A5.1**  
 OF SHEETS



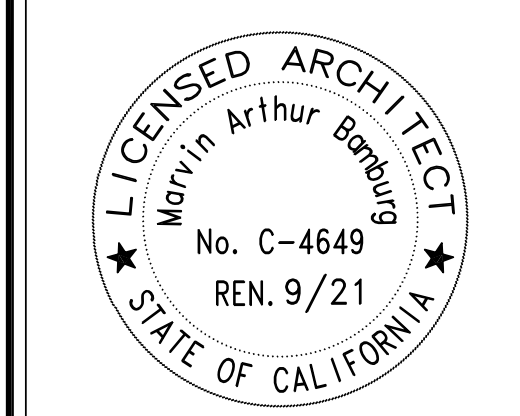


DESCRIPTION	DATE	REV.
A45 COMMENTS	1/19/21	△

**harmonie**  
PARK

RELOCATE AND REMODEL EXISTING BUILDING  
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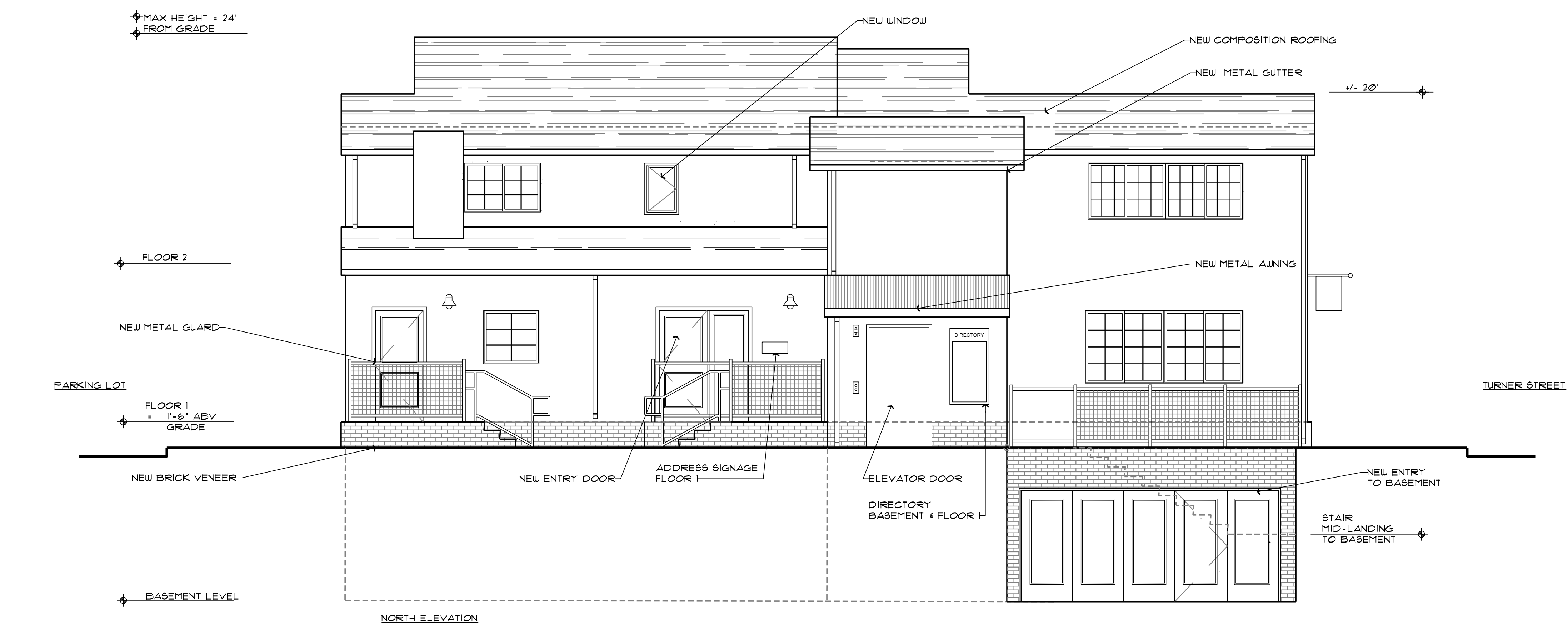
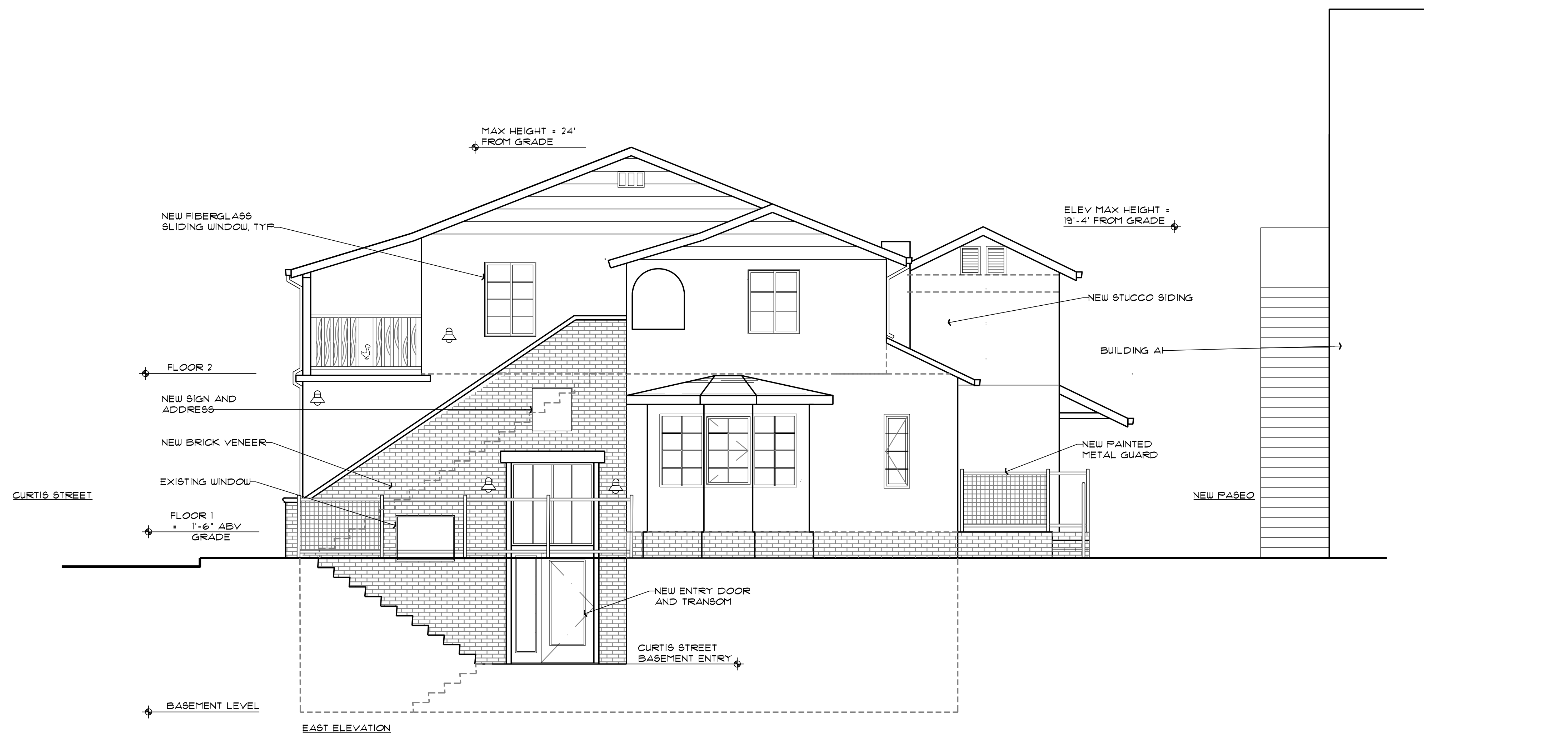


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SHEET TITLE  
**EAST & NORTH EXTERIOR ELEVATIONS**

SCALE 1/4" = 1'-0"  
 CAD FILE 2008-FL-A5  
 DRAWN BY

SHEET  
**A5.2**  
 OF SHEETS

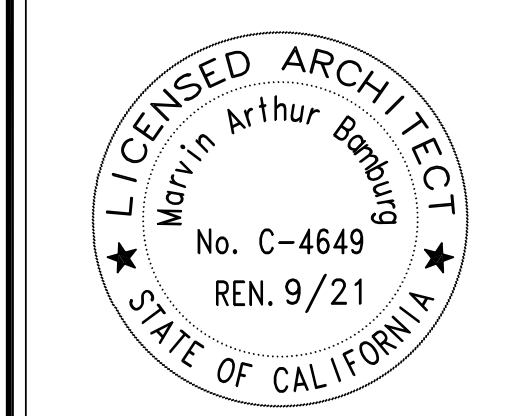


DESCRIPTION	DATE	REV.

**harmonie**  
PARK

RELOCATE AND REMODEL EXISTING BUILDING  
GIANANDREA HOUSE  
15011 LOS GATOS BLVD.  
LOS GATOS, CA

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MARTIN BARBER ASSOCIATES INC.  
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PH 408.297.0288X13 FAX 408.997.0384

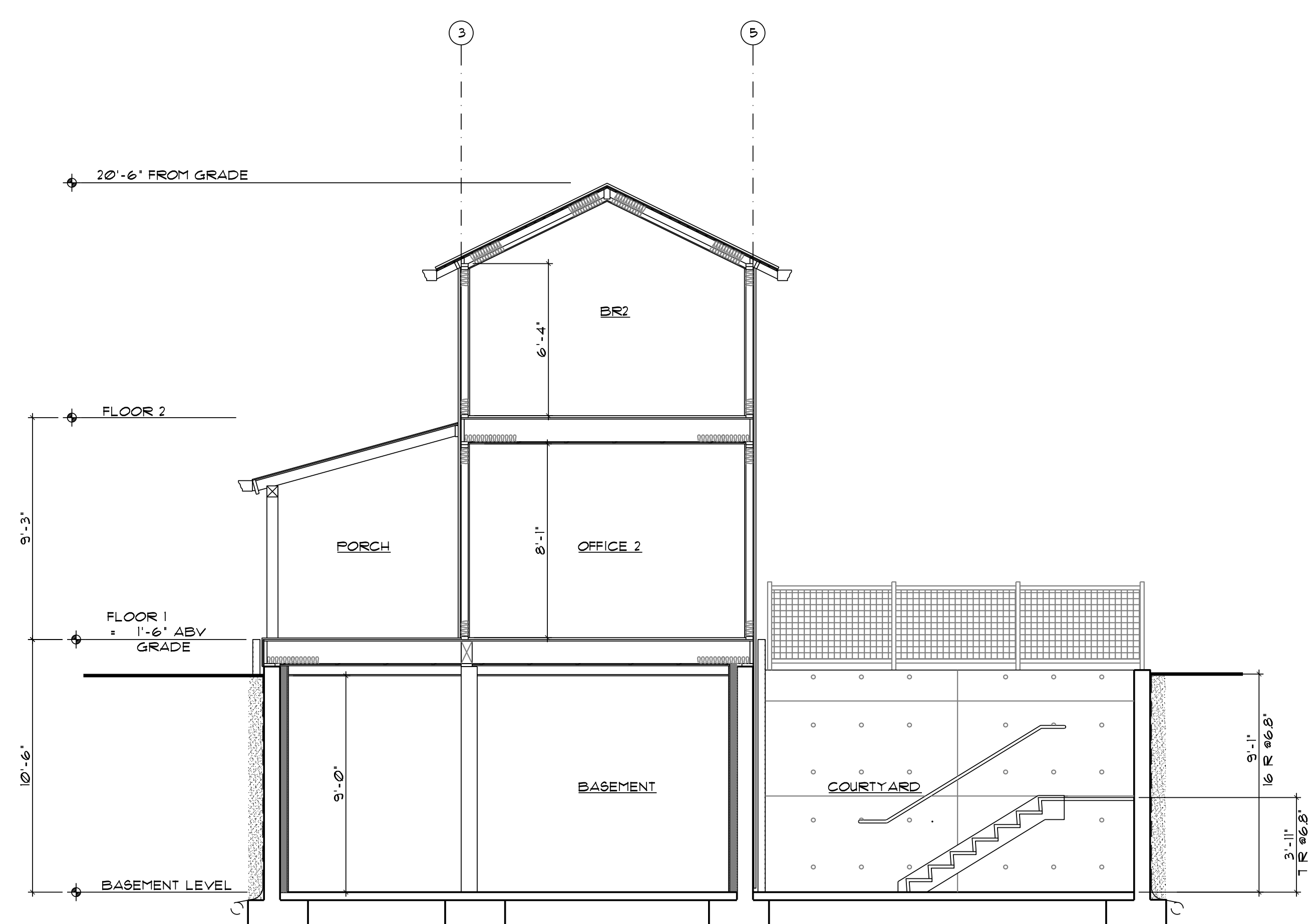


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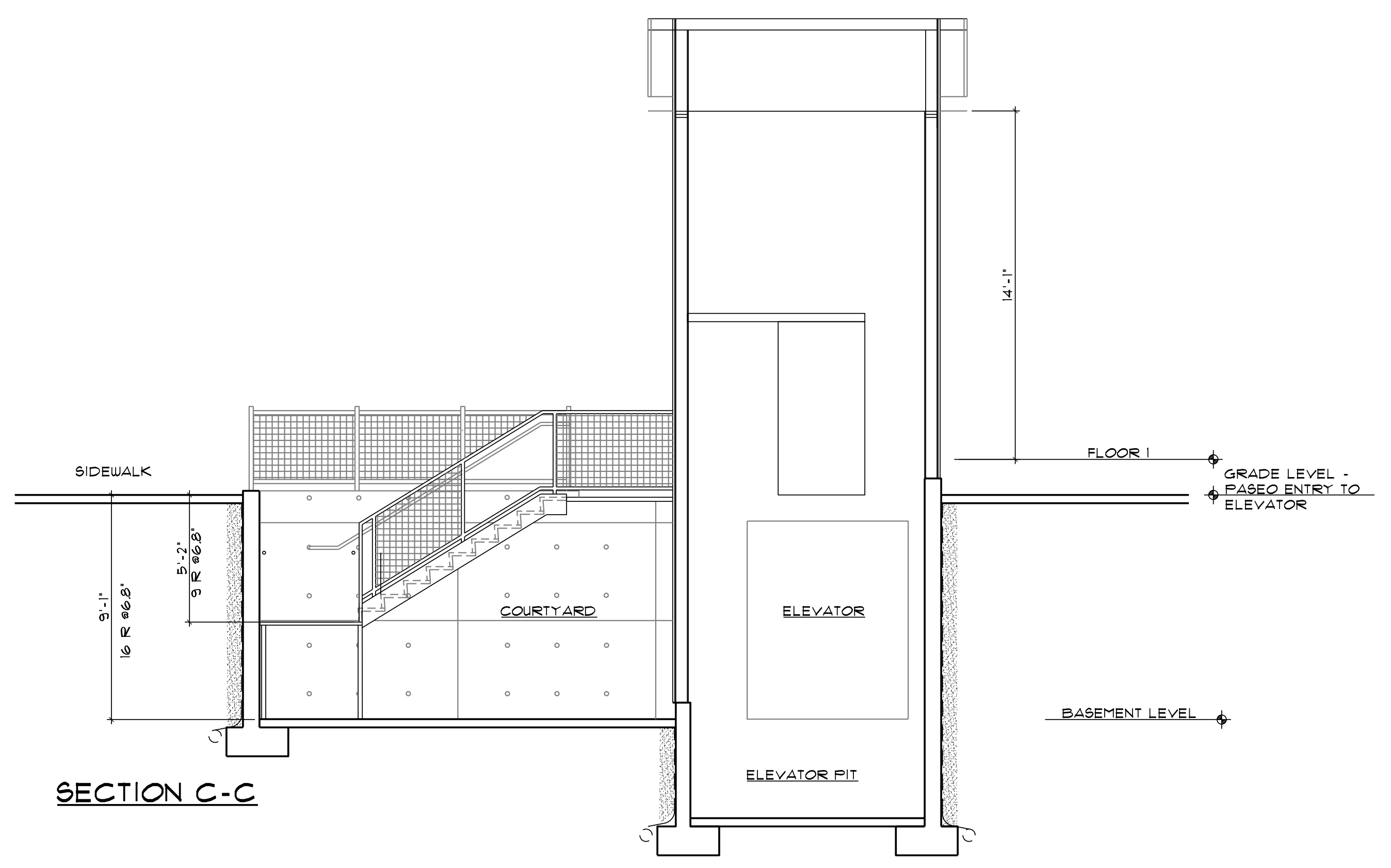
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**SECTIONS**

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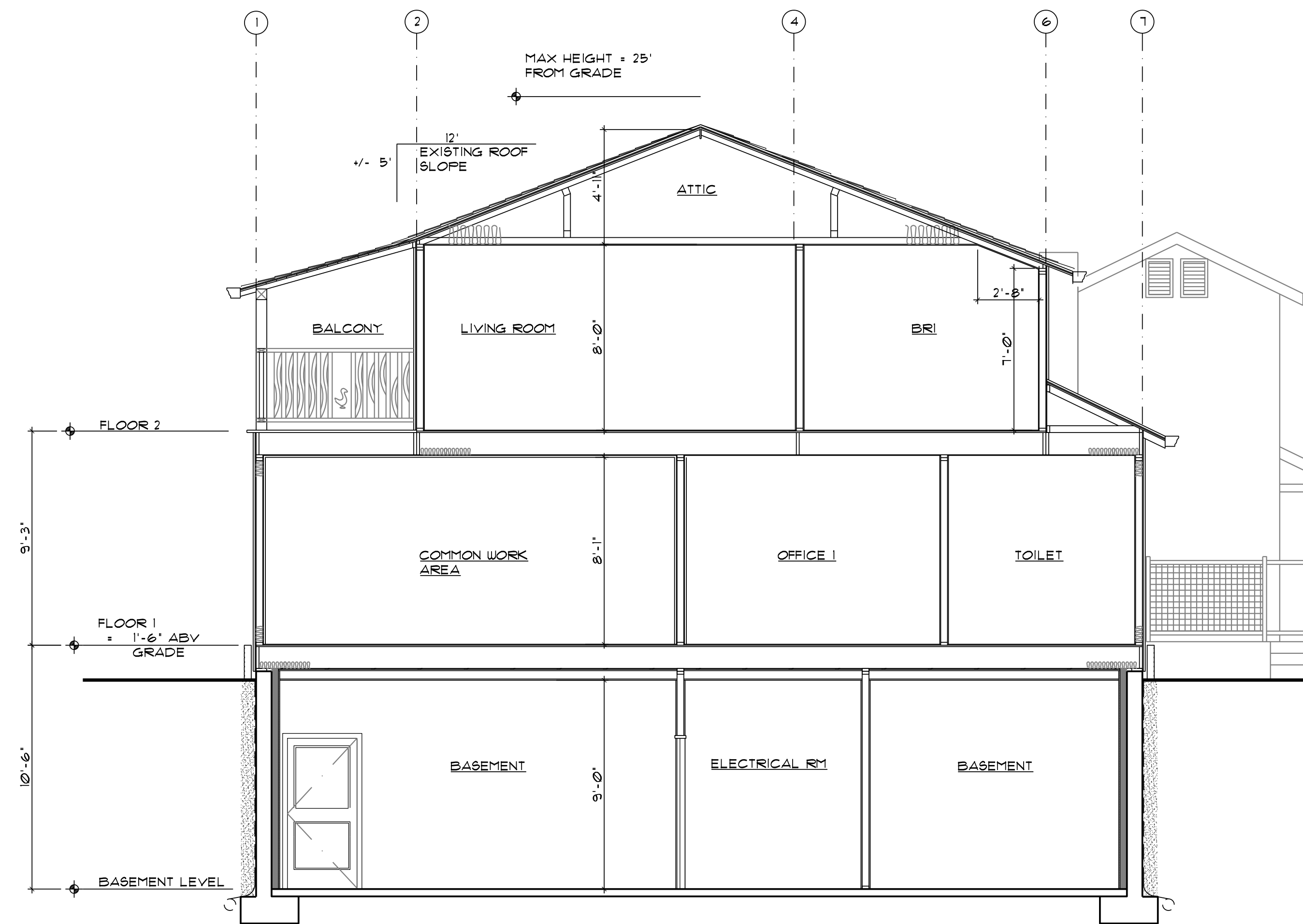
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OF SHEETS



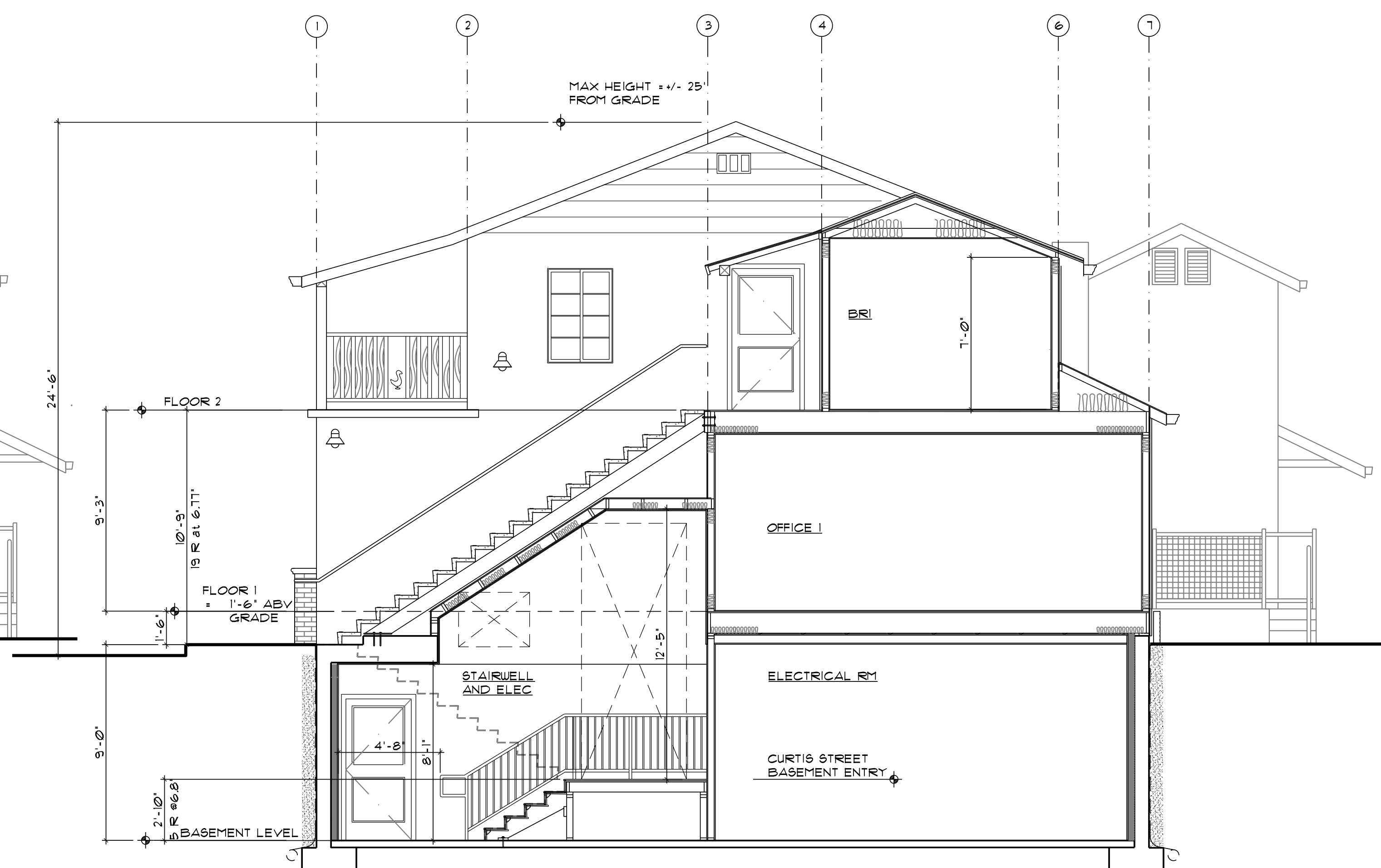
**SECTION A-A**  
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SCALE: 1/4" = 1'-0"



**SECTION C-C**



**SECTION B-B**



**SECTION D-D**

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